



Guy Scaife
CITY MANAGER

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R01-17-C-001

December 21, 2016

EPA Region 1
Attn: Mr. Frank Gardner
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912
Phone (617)-918-1278

Dear Mr. Gardner:

Below please find the information requested for the Transmittal Letter (IV.C.I.) of the City of Meriden's proposal for a Brownfields Cleanup Grant for Co-Mingled Petroleum and Hazardous Substances. The city is seeking Cleanup Grant funding for 1 King Place to transform a known brownfield site into a private, mixed use development comprised primarily of assisted living and elderly housing, medical services and some commercial, retail, office or light manufacturing uses. The 245,000 square-foot former Meriden-Wallingford hospital and parking garage located at 1 King Place is a 5.64-acre brownfield site acquired by the city in January 2014 via tax foreclosure. The project will focus on the removal of two USTs, associated piping and petroleum-impacted soil and removal of gross free-phase petroleum contamination from the floor of the boiler room and contaminated soils beneath. The city will engage the community, in partnership with the Blight & Brownfields Committee, through community meetings to ensure that the community is educated about the cleanup process and activities at 1 King Place. The sensitive immigrant and children populations that live near 1 King Place will benefit from improved health and safety with the cleanup and redevelopment of this brownfield site. 1 King Place is recognized as a key redevelopment site due to its proximity to the Meriden Transit Center and its future proposed redevelopment into assisted living and elderly housing, medical services and other mixed uses.

a. **Applicant Identification**

City of Meriden
142 East Main Street
Meriden, Connecticut 06450

The City of Meriden is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government" as presented in Section III.A. of the Proposal Guidelines for Brownfields Cleanup Grants.

Applicant DUNS Number: 602159022

- b. Funding Requested
 - i) Grant Type: Cleanup
 - ii) Federal Funds Requested: \$200,000. Local match \$40,000.
 - iii) Contamination: Both Hazardous Substances and Petroleum and (\$240,000)
\$150,000 federal for hazardous substances, \$50,000 federal for petroleum.,
\$40,000 local match. The city is not requesting a cost share waiver.
- c. Location: 1 King Place, Meriden, New Haven County, Connecticut
- d. Property Information:
 - i) Property name: 1 King Place, former Meriden-Wallingford Hospital
 - ii) Property address: 1 King Place, Meriden, CT 06451
- e. Contacts
 - i) Project Director
Juliet Burdelski, Director of Economic Development
City of
Meriden
142 East
Main Street
Meriden, CT 06450
Tel: 203-630-4152
Fax: 203-630-4274
Email: jburdelski@meridenct.gov
 - ii) Chief Executive Officer
Guy Scaife, City Manager
City of Meriden
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Meriden, CT 06450
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- f. Population
 - i) General Population: 60,868 (U.S. Census Bureau 2010 Census)
 - ii) Not applicable
 - iii) Not applicable
- g. See Attachment for Other Factors Checklist
- h. See Attachment for Letter from CT DEEP



Guy Scaife, City Manager

1. Community Need

a. Target Community and Brownfields

Community and Target Area Description: Meriden, CT was once one of the state's leading manufacturing cities. Once known as the "Silver City" due to the predominance of silver manufacturers, Meriden's city center today suffers from economic disinvestment that followed the departure of the silver industry beginning in the 1970's. This disinvestment led to a hollowed out downtown, degraded neighborhoods and over two dozen known and abandoned brownfield sites located in the heart of the city center.

1 King Place, the subject of this cleanup grant, is an abandoned brownfield site located in the center of downtown Meriden. It includes a 245,000 square-foot building occupying two city blocks, a parking garage, and land totaling 5.64 acres. The site itself is located in Census Tract 1709, but is part of a larger target area known as "Choice Neighborhood" target area which includes census tracts 1701, 1702, 1703, 1709, 1710, and 1714. The target area includes 12,000 primarily low income and minority residents and commercial areas most affected by the decline of the silver manufacturing industry and the associated job loss, economic disinvestment, and environmental hazards. 1 King Place is located within walking distance of several large brownfield sites including the Hub (77 State Street), 116 Cook Ave./Factory H and 11 Crown Street. 1 King Place had been used primarily as a hospital for nearly 100 years. Vacant since the 1990s, the building is debris filled, subject to repeated vandalism, and a potential danger to the surrounding neighborhood. The City acquired the Site through tax foreclosure in 2014 as the sole bidder to proactively prevent further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to clean up the site prior to transfer to a private party for redevelopment. Redevelopment of the site is a key priority due to the blighting effect on the surrounding neighborhood. Through a competitive procurement process in 2016, the City selected a preferred developer, 1 King Place LLC, to redevelop the site following site remediation. Over the next six months, the developer has committed to completing preliminary plans for the Site including adaptive reuse of the existing structure into a mixed use development that may include assisted living and elderly housing, medical services, commercial, retail, office or light manufacturing uses. Future redevelopment can take advantage of tax incentives available due to its location in the state-designated Enterprise Zone. Its location in the City's Transit Oriented Development Zoning District allows for mixed use development as an adaptive reuse project.

The redevelopment of 1 King Place is a key component of the City's efforts to transform the City Center into a walkable, vibrant neighborhood with access to jobs, housing and commercial/retail areas and public transportation, including new commuter rail service scheduled to begin operation in 2018. The remediation and adaptive reuse of 1 King Place will help ensure that the City's most vulnerable residents participate in the emerging economic and social revitalization of downtown Meriden.

Demographic Information and Indicators of Need: Target area residents are primarily low income and minority residents impacted by high levels of unemployment and lack of economic opportunity. The site is located in US Census tract 1709, which has a median household income of \$32,000, well below median household income for the City and State.

	Target Community/Census	City:	State:	National
	Tract: 1709	Meriden	Connecticut	
Population:	2,006 ¹	60,868 ¹	3,574,097 ¹	308,745,538 1
Unemployment:	21.8% ¹	5.6% ²	4.5% ²	4.6% ³
Poverty Rate:	Not Available	15.1% ⁴	9.7% ⁴	15.1% ⁴
Percent Minority:	43.7% ¹	26.5% ¹	22.4% ¹	26.7% ¹
Median Household Income:	\$32,100	\$49,144 ⁴	\$67,427 ⁴	\$49,445 ⁵
1. U.S. Census Bureau, 2010 Census. 2. Connecticut Department of Labor, November 2016. 3. Bureau of Labor Statistics, November 2016 4. 2008-2010 American Community Survey 3-Year Estimates. 5. 2009-2011 American Community Survey				

Brownfields and Their Impacts: 1 King Place is just one of at least two dozen known and potential brownfield sites in the target area. In 2015, the City mapped and collected background data on these properties primarily in the inner ring neighborhoods, which have been reviewed and discussed with Meriden’s Council of Neighborhoods and Action 13 Neighborhood Association along with members of the City’s Blight and Brownfields (B&B) Committee, the City’s stakeholder-driven committee formed in 2002 tasked with guiding brownfields redevelopment. The sites range from former silver manufacturing sites, to a former printing facility, to an abandoned hospital (1 King Place), and automotive related sites intermingled with residential areas, public open space and commercial areas. Six vacant and tax exempt sites (totaling 36 acres) in the target area are city-owned brownfields sites in various stages of assessment and reuse. 1 King Place is located .7 miles from the former Hub brownfields site, a 14-acre former industrial site which is now an 11-acre public park (“Meriden Green”) with 3 acres set aside for future development.

The presence of known and unknown environmental contaminants at numerous sites throughout target area has negative impacts on the entire target area. Many of the sites were once part of the silver manufacturing industry, whose legacy now includes the presence of hazardous substances including volatile organic compounds (VOCs), petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs), and metals including antimony, arsenic, copper, lead, and vanadium. Development in the target area is hindered by both the real and perceived environmental hazards, and no significant private development has occurred in this area in more than 40 years since the silver manufacturing industry left.

The 1 King Place property is comprised of a 245,000 square foot building and a parking garage occupying two city blocks. The property is located in the middle of a residential area. Previous site assessment revealed multiple environmental concerns, including the presence of UST systems, asbestos, lead, PCBs, contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). Total estimated cleanup costs for the site

exceed \$5 million. In April 2015, the Connecticut Department of Energy and Environmental Protection (CTDEEP) issued the City a Notice of Violation (NOV) related to the non-compliant status of the 2,000-gallon heating oil UST that served the backup generator at 1 King Place. Specifically, the NOV was related to the fact that this UST has exceeded its life expectancy and has not fulfilled annual testing requirements. The known presence of contamination at the site represents a threat of a release to the environment.

b. Welfare, Environmental, and Public Health Impacts:

Welfare Impacts: This brownfield property is of major concern to the welfare of the surrounding Action 13 neighborhood. The residents of the Action 13 neighborhoods have a concern for increased exposure to environmental contaminants, including airborne toxins that might increase the risk of asthma or other health conditions. While the city has secured the building, the risks associated with trespassing, homeless living in the building, and potential fire spreading contaminants remains a major concern. Hazardous materials (lead, asbestos, PCBs and other contaminants) have been identified on the property in addition to multiple USTs with unknown current conditions. Many Spanish-speaking immigrants residing in the Action 13 neighborhood are unable to report health concerns or act to combat them due to a language barrier. The outcomes from cleanup and revitalization of the Site will address the risks to the welfare of the neighborhood residents noted above.

Cumulative Environmental Issues: Several cumulative environmental issues, such as asthma and exposure to lead paint, disproportionately affect the residents of the target area and remain a concern. A State of Connecticut Department of Health Burden of Asthma report indicated that 14.8% of Meriden residents suffered from asthma in comparison to the state average of 9.2%, with documented findings that asthma rates were twice as high for those with an annual household income less than \$15,000. Asthma, a leading cause of student absenteeism and disability, currently affects 1,633 (16.3%) of school age children in Meriden. Exposure to lead paint is also a continuing concern to neighborhood residents. Target area residents have a greater risk of exposure to lead than other city-wide residents due to the age of the housing stock and the prevalence of lead based paint in these older housing structures. The Meriden Health Department provided the most recent lead testing results from January 1, 2014 to December 31, 2015, reporting that 71 children with blood lead levels of 5 to 19 micrograms per deciliter of lead in blood and 6 children with blood lead level above 20 micrograms per deciliter of lead in blood were identified. Redevelopment of 1 King Place and other brownfields will help ameliorate cumulative environmental issues.

Cumulative Public Health Impacts: Residents who participated in prior community meetings, including the 2010 “Healthy Neighborhoods” workshops and 2014-2015 Choice Neighborhood survey stated they had concerns about cumulative public health impacts in their neighborhood. Concerns were evidenced by a high rate of asthma within families and concerns about their physical fitness and quality of life. According to Connecticut Department of Public Health Annual Registration Reports, 8.3% of all infants and 14.8% of black infants born in Meriden in 2008 were of a low birth weight (potential connection to PAH exposure)—a rate higher than the state rate of 8%. According to the Connecticut Department of Education data on physical fitness, Meriden children are less fit than the state average. As of January 2010, almost 70% of Meriden children were enrolled in the HUSKY federal Medicaid program and enrollment has increased

by over 66% from 2006-2010 (2010 Connecticut KIDS COUNT Data Book). The National Cancer Institute recognizes New Haven County (in which Meriden is located) as having the highest cancer rate in the state, and Susan G. Komen data shows Meriden as one of six urban centers in Connecticut with high rates of late stage breast cancer. The redevelopment of 1 King Place for new housing, recreational and open space uses will help to reverse these impacts.

c. Financial Need

i. Economic Conditions: EPA Brownfields funds are needed for this project for three significant reasons. First, while a preferred developer has been selected, the private redevelopment will not move forward until cleanup funds can be identified. A projected cost of over \$5 million for remediation and abatement is high and cannot be absorbed by the City or the developer alone. The City has successfully leveraged EPA grants with outside funding sources as demonstrated by the progress at the former Hub site, where the City used approximately \$610,000 in USEPA cleanup and assessment grants to leverage \$12.9 million in state and local cleanup funds. USEPA funds will be critical to unlocking other funding sources for cleanup at 1 King Place. Second, the City has been designated as a "distressed municipality" and has no General Funds set aside for cleanup purposes. The City has a self-imposed bonding cap, typically \$5 million per year for all City projects, which significantly limits the availability of funds for non-essential capital projects. Federal and state funds have been critical to its cleanup efforts to date. Finally, in order to address its fiscal problems, the Meriden City Council has limited its General Fund operating budget growth to no more than the growth in its Grand List tax base. With little or no growth in the tax base, new General Funds are scarce. While the City has highly prioritized redevelopment of brownfield sites, City funding for site cleanup is limited. EPA grant funds have been indispensable to the City in order to further brownfield cleanup and redevelopment in the economically distressed target area.

ii. Economic Effects of Brownfields: The existence of brownfields sites in the downtown hinders economic growth, depresses property values and limits the City's ability to generate tax revenue. For example, recent appraisals of sites of interest in the TOD district, including 1 King Place, show current property values at 50% or more below assessed value. 11% of the properties in the target area are vacant and 26% of the properties in the target area are tax exempt and realize no tax revenue to the City. A recent revaluation of residential properties (2016) shows that residential property values citywide fell 7% since the 2011 revaluation. The City overwhelmingly relies on property taxes to fund City services and therefore decreases in property values and the large presence of vacant and City-owned properties that generate no taxable income significantly impacts the City's ability to fund both essential and non-essential services. Private investment in underutilized brownfields sites has been difficult if not impossible to secure due to the weak market conditions and due to the low economic profiles of the residents living in the downtown area. Cleaning up and repurposing brownfields sites will help increase private ownership, grow the tax base and allow the City to fully fund all City-wide services. Redevelopment of dozens of abandoned and underutilized brownfield sites in the Target Community, including 1 King Place, is a key part of the City's effort to reverse the downward spiral of economic disinvestment.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions: 1 King Place consists of a 5.64-acre parcel of land, a 245,000 square foot former hospital and a parking garage. The Site has remained vacant and subject to vandalism since the hospital closed in the mid-1990s. The Site appears to have been initially developed in the 1890s. The site formerly operated as the Meriden-Wallingford Hospital from the mid-1920s through the early 1990s. The City acquired the Site through tax foreclosure in January 2014 to proactively prevent the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to transfer the site to a private party for redevelopment purposes. The City has worked diligently to secure the property and to inform residents from the surrounding neighborhood of ongoing efforts to address public health and safety concerns posed by the abandoned site. The facility is in poor condition, with hazardous materials and universal waste throughout the building. The Action 13 community group has strongly advocated that the City address the blighted 1 King Place structure by repurposing the building or demolishing it. The estimated cost of remediation is over \$5 million, which would cover the cost of soil remediation, demolition and/or gut for rehabilitation.

Environmental assessments and limited cleanup completed by the City reveal numerous environmental concerns at the site, including: underground storage tanks (USTs); asbestos; lead; polychlorinated biphenyls (PCBs); contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). Environmental investigations completed include a limited asbestos and hazardous building materials (HBM) assessment, a Phase I Environmental Site Assessment (ESA), a Hazardous Building Materials (HBM) Inspection, a Phase II/Limited Phase III ESA and structural evaluations of the structure and parking garage. The results of the Phase I ESA and Phase II/Limited Phase III ESA are pertinent to the portion of the Site that is the subject of this EPA cleanup grant – the southern UST area and, as funding allows, the boiler room.

One 15,000-gallon UST used to store Number 6 fuel oil and one 2,000-gallon Number 2 fuel oil UST are located south of the boiler room. Releases of Number 6 fuel oil associated with tank filling were reported in 1997 and 1998. The 15,000-gallon UST was installed in 1990 to replace a 20,000-gallon UST installed in 1968 and removed in 1990. No tank closure documentation was identified for the 20,000-gallon UST. The 2,000-gallon UST is connected to a back-up generator located adjacent to the boiler room inside of the site building. The 2,000-gallon UST was reportedly installed in 1982. The CTDEEP issued a Notice of Violation (NOV) to the Site in April 2015 for non-compliance of the 2,000-gallon UST. The NOV was specifically related to UST's exceedance of its life expectancy, failure to register the UST, and failure to conduct annual tank testing.

The boiler room is located in the southern portion of the site building. Transfer lines from the USTs located in the southern UST area enter the boiler room and were observed to be damaged, resulting in a significant release of oil to the floor of the boiler room. Extractable Total Petroleum Hydrocarbons (ETPH) and PCBs were reported in shallow soils (1 to 3 feet below grade [fbg]) beneath the floor of the boiler room. The concentration of PCBs in soil of 180 parts per million (ppm) exceed the Residential Direct Exposure Criteria (Res.DEC), Industrial/Commercial Direct Exposure Criteria (I/C DEC), and GB Pollutant Mobility Criteria

(PMC) and Polycyclic aromatic hydrocarbons (PAHs) exceed the Residential DEC. ETPH concentrations were below the RSR cleanup criteria. No PCBs were reported above detection limits in nearby soil borings or a deeper soil sample collected from 3 to 5 feet below grade (fbg). PCB contaminated soils are estimated to be located in a 10-foot by 10-foot by 3-foot area beneath the boiler room floor.

The current status of both USTs in the southern UST area represents a threat of release to the environment. The City of Meriden plans to remove both of the USTs identified in the southern UST area as part of redevelopment activities and to remediate the PCBs in the boiler room as funding allows. The City plans to enter the Site into the CTDEEP's Voluntary Remediation Program (VRP), which uses the Connecticut Remediation Standard Regulations (RSRs) as cleanup criteria.

ii. Proposed Cleanup Plan: A comprehensive remediation plan for the entire site will include cleanup of soil, groundwater, and hazardous building materials on other portions of the Site. The entire site cleanup effort is estimated to cost approximately \$5 million. Specific cleanup activities that will be completed using the \$240,000 EPA clean-up grant will include: 1) Removal of two USTs, associated piping and petroleum-impacted soil located south of the building boiler room (the Southern UST Area); and 2) removal of gross free-phase petroleum contamination from the floor of the boiler room and contaminated soils beneath the floor of the boiler room. An estimate of cleanup cost provided by Fuss & O'Neill, a Licensed Environmental Professional (LEP) in the State of Connecticut, projects that the proposed cleanup can be completed within the \$240,000 budget. Funds will be used to remove two USTs in the Southern UST Area (along the building exterior, south of the boiler room) which are located adjacent to an approximately 75-foot tall smoke stack. The goal will be to safely remove the USTs, associated piping and petroleum-impacted soil which may be encountered, without compromising the structural integrity of the smoke stack. To achieve this goal, tasks may include advancing appropriate shoring or other structural support prior to commencing UST removal activities.

Following the removal of the USTs; a subsidiary project goal will be to clean the free-phase petroleum product from boiler room floor within the interior of the Site building and to address the remediation of a limited area of PCB-impacted soils beneath the boiler room floor. The proposed cleanup activities will consist of the following:

- 1) Preparation of bid specifications, health and safety plan (HASP) and other pre-construction documents. This will include a structural analysis of the smoke stack to identify if shoring will be required to support the structural integrity of the smoke stack during UST removal activities.
- 2) Mobilization to the Site and installation of erosion and sediment controls and decontamination pad
- 3) UST Removals
 - a. Install shoring around stack, as appropriate, uncover USTs, remove residual liquid contents from the UST systems and inert USTs.
 - b. Remove USTs and ancillary piping from the ground, decontaminate UST systems, and dispose properly offsite.
 - c. Excavate contaminated soils that are encountered and dispose properly offsite.

- d. Collect confirmatory soil samples in accordance with CTDEEP's Site Characterization Guidance Document.
 - e. Backfill UST excavations
- 4) Preparation and submittal of appropriate tank closure documentation and UST notification

Following the completion of the tasks listed above, any additional monies remaining in the grant will be used to initiate the following cleanup activities:

- 5) Power wash gross free-phase petroleum product from the Boiler Room floor and appropriate disposal of the wash water.
- 6) Remediation of a limited area of PCB-impacted soil located beneath the Boiler Room floor.
 - a. Sawcut, remove, transport and dispose of an approximately 10-foot by 10-foot area of concrete floor where underlying PCB-impacted soils exist.
 - b. Excavation and proper off-site disposal of PCB-impacted soils beneath the boiler room floor in an area estimated to be 10-feet by 10-feet by 3-feet deep (approximately 11 cubic yards total).
 - c. Collection of confirmatory soil samples in accordance with 40 CFR 761.61.
 - d. Backfill the excavation and replace the concrete floor to facilitate future redevelopment of the Site.
- 7) Preparation of a Remediation Summary Report. Cleanup is anticipated within 12 months.

iii. Alignment with Revitalization Plans: In October 2016, the City selected a private developer to redevelop 1 King Place into a mixed-use commercial development that could incorporate assisted living and elderly house as well as medical services for elderly residents. Redevelopment of the site is contingent upon the City securing funds for cleanup prior to redevelopment. This project directly aligns with Meriden's revitalization plans as a key redevelopment Site in its TOD Zoning District and within walking distance of other the Meriden Transit Center and commuter rail service slated to begin in 2018, as well as other brownfield redevelopment sites including former Hub, 116 Cook Avenue/Factory H, and 11 Crown Street property.

The City of Meriden was an awardee, along with the State of Connecticut, of a HUD Sustainable Community Challenge Grant in FY 2011, which was used to complete Transit Oriented Development planning and rezoning. Implementation of the proposed cleanup project at 1 King Place will allow the City to advance these plans, which are aligned with the HUD-DOT-EOA Livability Principles, including, specifically, improving access to greenspace, transit, and schools; improving employment and affordable housing opportunities for local residents; and encouraging brownfield site reuse in ways that benefit the existing neighborhood.

b. Task Description and Budget Table

Task Description

Task 1: Cooperative Agreement Oversight. This task includes up to 50 hours to be completed by City of Meriden Project Manager or Associate. Estimated cost is \$2,500. Hours will be allocated to cooperative agreement oversight, including: 1) Obtain remediation contractor services, 2) Prepare request for proposals from cleanup contractor, 3) Evaluate applications;

conduct interviews; hire cleanup contractor, 4) Prepare cleanup contractor scope of work, 5) Prioritize, track, and evaluate contractor tasks. Cost estimates are based on current staff hourly rates and experience with similar EPA-funded projects.

Task 2: Community Involvement: This task includes up to 50 hours to be completed by Project Manager or Associate. Estimate cost is \$2,500 for personnel costs and \$2,500 for supplies directly related to the project. City staff and consultants will continue to work with community based organizations to ensure commitments are implemented. Information will be exchanged at regular meetings of the City's B&B Committee, which will be held at least quarterly. This task will ensure that the community is educated about the cleanup process and cleanup activities at 1 King Place. Approximately 12 meetings are anticipated during the grant period. Potential outputs include increased community knowledge and understanding of the cleanup activities. Cost estimates are based on current staff hourly rates and experience with similar EPA-funded projects.

Task 3: Site-Specific Activities/Cleanup Oversight This task includes up to 50 hours to be completed by Project Manager or Associate and contractual services for QEP services and cleanup. Total estimated cost is \$230,000 including the following subtasks:

- 1) Preparation of bid specifications, HASP, and other pre-construction documents. (Approximate Cost: \$13,500). This is a Petroleum related task.
- 2) The removal of one 15,000-gallon and one 2,000-gallon underground storage tank and up to approximately 600 tons of non-hazardous petroleum-impacted soil. This also assumes stabilization/shoring measures to protect the smoke stack will be implemented (Approximate cost for stack stabilization, UST removal and disposal, impacted soil excavation and disposal is \$156,000). This is a Petroleum related task.
- 3) QEP and Engineering field oversight during UST removal activities (including a structural evaluation of the adjacent smoke stack), final tank closure documentation and project management. (Approximate Cost: \$20,500). This is a Petroleum related task.
- 4) Cleaning of gross free-phase petroleum product from the boiler room floor and removal and off-site disposal of PCB-impacted soil from a limited area beneath the boiler room concrete slab floor. (Approximate Cost: \$30,000). This is a Hazardous materials related task.
- 5) QEP/LEP oversight during boiler room cleanup, soil confirmation sampling and preparation of a remediation summary report. (Approximate Cost: \$10,000). Hazardous materials related task. Cost estimates are based on engineer probable cost estimate provided by Tighe & Bond, Licensed Environmental Professional and experience with similar EPA-funded projects.

ii) Budget Table

Budget Categories	Project Tasks (programmatic costs only)			Total
	Task 1: Cooperative Agreement Oversight	Task 2: Community Involvement	Task 3: Site-Specific Activities/Clean up Oversight	
Personnel	\$2,000	\$2,500	\$2,500	\$7,000
Fringe Benefits				
Travel ¹	\$500			\$500
Equipment ²				
Supplies		\$2,500		\$2,500
Contractual			\$190,000	\$190,000
Other				
Total Federal Funding (not to exceed \$200,000)	\$2,500	\$5,000	\$192,500	\$200,000
Cost Share (20% of requested federal funds)³			\$40,000	\$40,000
Total Budget	\$2,500	\$5,000	\$232,500	\$240,000

c. Ability to Leverage

The City has leveraged the following amounts from outside sources related to the assessment and cleanup of 1 King Place: 1) \$180,000 grant provided by the Connecticut Department of Economic and Community Development (DECD) for environmental site assessments, 2) \$221,000 provided by a DECD Targeted Brownfield Development Loan for partial removal of asbestos debris and hazardous substances inside of the first and second floors of the site building and to secure the site from trespass, 3) \$1.3 million for property acquisition by the City of Meriden in 2014 (tax lien foreclosure), and 4) In-kind services to compile a development plan by 1 King Place LLC within 6 months. Documentation of leveraged resources is provided as an attachment.

The total estimated cost for comprehensive cleanup of the site is approximately \$5 million. The City will seek state, local and private funds for cleanup prior to redevelopment. Over the past decade, the City has been successful in leveraging over \$20 million for brownfield reuse and redevelopment at 10 sites in the target area. In addition, the City contributes significant time of economic development, planning, and GIS support personnel to manage and develop the brownfields program at no cost to the grant (estimated at approximately \$10,000 a year). In addition, B&B Committee members donate staff and volunteer time and meeting space to the City's brownfield endeavors (estimated at \$500-\$2,500 per organization per year).

3. Community Engagement and Partnerships

a. Engaging the Community: The City of Meriden has an ongoing community involvement program through its B&B Committee. Formed in October 2002 to guide the City in redeveloping

underutilized/vacant/brownfields properties and to support anti-blight efforts, the B&B Committee includes residents and members of key stakeholder groups in Meriden—non-profits, state and federal agencies, local government, and community-based organizations. The B&B Committee meets quarterly and is open to the general public. Over 150 residents and businesses have participated in these meetings since 2002. The Meriden Council of Neighborhoods has played a significant role in having their members/constituents attend B&B meetings, by announcing the events at individual group meetings, distributing information through the Meriden Council of Neighborhoods monthly newsletter, and through the Meriden Council of Neighborhoods website www.meridenconna.org. A B&B Committee was held on most recently on November 17, 2016 where participants were consulted on the proposed cleanup grant application. A public meeting was held on December 13, 2016 to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). Public notice of the meeting was published in the Meriden *Record Journal* newspaper and posted on <http://www.meridenbiz.com/brownfields/> from Dec. 5 through Dec. 21, 2016. A Community Relations Plan for the site will be compiled as part of the cleanup project and maintained on file at the Meriden Public Library and on <http://www.meridenbiz.com/brownfields/>

By using licensed environmental professionals and contractors that work in compliance with local, state and federal laws, the City will ensure the proposed cleanup activities are conducted in a manner that is protective of the sensitive populations and nearby residents. The City will inform the neighborhood residents about the cleanup project by communicating with Meriden Council of Neighborhoods, a community organization representing over 25 neighborhood groups, and the Action 13 neighborhood association about the cleanup activities. Signage will be posted at the site informing residents of the cleanup activities, and public meetings will be held at key milestones of the cleanup process. Grant and outreach information will be made available for public review at City Hall. All information will also be included on the City of Meriden's brownfields webpage <http://www.meridenbiz.com/brownfields/>. All information and websites will be provided in English and Spanish. In addition, communication will be carried out in English and Spanish, as needed, throughout the process. Assisting in this effort is Meriden's Economic Development Specialist, Paola Mantilla, who is bilingual. Our prior experience with managing comprehensive cleanup projects and have shown that the City's community outreach efforts are appropriate and effective for the target area.

b. Partnerships with Government Agencies: The City plans to enroll the Site in the CTDEEP's Voluntary Remediation Program (VRP), which designates a Connecticut Licensed Environmental Professional (LEP) to oversee environmental cleanup activities. The LEP will keep USEPA, CTDEEP, and CTDECD apprised of remediation progress throughout the project. The City of Meriden will solicit a remediation contractor through a competitive process consistent with provisions of 40 CFR Part 31.36, as appropriate, that will be fully qualified in all aspects of environmental assessment and remediation. Assisting in this effort will be the City of Meriden Purchasing Division, which has experience procuring services and maintaining records for state and federally funded cleanup projects.

City staff also works hand-in-hand with the City Health and Human Services Department. The local health department has a representative on the B&B Committee and participates fully in all

decision-making by the body. CTDECD and CTDEEP, as well as EPA Region 1, all serve on the B&B Committee and are integrally involved in community outreach and strategic decision-making. CTDEEP participation in the B&B Committee is invaluable since it is responsible for overseeing the brownfields program. The US Department of Housing and Urban Development has also been a key partner in the revitalization efforts. HUD funding through the Sustainable Communities Challenge Grant in FY 2011, through the Choice Neighborhoods Program in FY 2013, and annual funding through the Community Development Block Grant (CDBG) Program has been instrumental allowing the City to engage stakeholders in community planning efforts that will foster development of a mixed-use, walkable, transit-oriented community. These efforts will be continued in 2017 with the implementation of the Brownfields Areawide Revitalization (BAR) planning grant recently awarded to the City by the State of Connecticut Department of Economic and Community Development. The BAR planning grant will be used, in conjunction with a FY 2015 USEPA community wide assessment grant, to plan for the reuse of 1 King Place and other sites following site remediation. The goal of the planning effort is to ensure that 1 King Place redeveloped in conjunction with the other transit oriented development sites located throughout the target area.

c. Partnerships with Community Organizations:
Community Organizations Description & Role:

Action 13 Neighborhood Association: Action 13 is a voluntary neighborhood association representing the neighborhood surrounding 1 King Place. It is a primary focus area for this grant and includes multiple brownfields within the community. Lisa DeDominicis, President, will commit to informing association members and the residents throughout the community about the efforts to cleanup and repurpose this site, attend the Blight and Brownfields meetings and/or distribute information from the B&B meetings to our stakeholders, and commit to participating in planning efforts for the reuse of the site following cleanup.

Meriden Council of Neighborhoods: Meriden CON is a 501 c 3 nonprofit organization representing 25 neighborhood associations in Meriden. Holly Wills, President, will commit to informing CON organizations citywide and the residents throughout the community about the efforts to cleanup and repurpose this site, attend the Blight and Brownfields meetings and/or distribute information from the B&B meetings to our stakeholders, and commit to participating in planning efforts for the reuse of the site following cleanup. Ms. Wills will be a key player in soliciting feedback and maintaining open lines of communication to neighborhood residents.

Midstate Chamber of Commerce: The area Chamber represents approximately 585 members from Meriden and the surrounding community. Mr. Moore and the Chamber will act as liaisons with the business community and assist the City in hosting and organizing community meetings directed at their constituents. Mr. Moore has been on the B&B Committee for ten years.

1 King Place LLC has recently been selected as the preferred developer of the site. 1 King Place will commit to working with the City to put forward a development plan for the site following site remediation and work to ensure that residents from the surrounding neighborhoods are provided information throughout the development planning process.

d. Partnerships with Workforce Development Programs: The City will ensure that the Connecticut Office of Brownfield Remediation and Development and CT Works (a partner of the State Department of Labor), are made aware of work opportunities resulting from this project and will establish MBE/DBE set asides as required. The City will promote these opportunities through local and minority news media include the Meriden *Record Journal* and *La Voz*, a Spanish newspaper serving central Connecticut. The City will also reach out to Northwest Regional Workforce Investment Board, a prior recipient of USEPA funds for Workforce Development and training programs, regarding job opportunities created by the cleanup grant.

4. Project Benefits:

a. Welfare, Environmental, and Public Health Benefits: Meriden is a highly developed community with limited remaining developable land. Citywide, approximately 70% of its land is considered developed. Of its remaining undeveloped land, due to extreme topography, poor soil types, wetland, and/or areas subject to flooding, planning data estimates only 10% of its vacant land is developable. The limited developable land constrains the City in new residential construction and in significant development for industrial and commercial growth. As a result, the City must focus on strategies to adapt or reuse brownfield land in its older, developed neighborhoods to accommodate future growth. In the target area, 11% of the properties in the target area are vacant and represent development opportunity. Further, redevelopment of the 1 King Place will allow the city to redevelop a vacant, abandoned, tax exempt site without having to invest in power, sewer, and water infrastructure, which are already present at that site.

Cleanup and revitalization of 1 King Place will facilitate the vision outlined in the HUD Choice Neighborhoods Transformation Plan: “To create a safe, cohesive, richly amenitized, walkable city center that is sustainable and environmentally resilient”. The implementation of this project will help move us closer to this vision by reducing the number of brownfield sites in the downtown core area, and by decreasing or eliminating the associated environmental, and public health/welfare risks present prior to site redevelopment. This project and the City’s overall revitalization program are intended to correct the disparities found within the inner ring neighborhoods by eliminating environmental impacts, improving economic opportunities, and increasing quality of life. Removing these hazards will reduce health risks to locals and vandals that frequent the site and proactively eliminate any fire and asbestos risk (e.g., potential to spread contaminants) in such proximity to housing occupied by young children and seniors.

b. Economic and Community Benefits: The redevelopment of 1 King Place will result in increased economic returns in the form of tax dollars, job growth, and increased quality of life for the entire community. The blight associated with this brownfield site has had a significant impact on Meriden’s community life, creating a barrier to the City’s economic development efforts and resulting in potential threats to human health and the environment. Through the cleanup and redevelopment of the site, the City will recapture the economic value of a key TOD zoning district property, while increasing neighborhood property values and improving the neighborhood overall. Following site remediation, the repurposed facility will become a source of new jobs and taxes with the potential provide senior housing, medical services and other commercial uses within the TOD District. The City of Meriden recently selected a qualified developer through a Request for Qualifications (RFQ) process. Over the next 6 months, the developer, 1 King Place LLC will formulate a development plan and budget for the site at its

own costs. Total development cost, not including site remediation, is estimated at \$30 million. Using various jobs estimators (ARRA, Strategic Economic Research, IMPLAN, etc.) for the construction of mixed use projects, the project has the potential to create over 300 full time jobs (46% of jobs directly related to construction and 54% associated jobs).

The City of Meriden works closely with local, state and regional partners to promote local hiring and potential employment opportunities in brownfields assessment, cleanup, or redevelopment projects. For example, in recent Master Developer Agreements signed for the redevelopment of two city-owned brownfield sites, the City included a requirement that developer shall establish as a goal that twenty (20%) percent of all general contracting services shall be sourced locally to companies or individuals in New Haven County, Connecticut. The City will ensure that the Connecticut Office of Brownfield Remediation and Development and CT Works (a partner of the State Department of Labor), are made aware of work opportunities resulting from this project and will establish MBE/DBE set asides as required and will promote these opportunities through local and minority news media include the Meriden *Record Journal* and *La Voz*, a Spanish newspaper serving central Connecticut.

5. Programmatic Capability and Past Performance

a. Audit Findings: The City has no adverse audit findings as of FY 2016. Administrative structures are in place to ensure that requirements and deadlines are met for all federal grants.

b. Programmatic Capability: The City of Meriden has a history of successfully managing numerous state and federal grants. The City has leveraged over \$20 million for assessment and cleanup of brownfield sites in the target area. The City is currently administering a FY 2015 USEPA community wide assessment grant and \$5.2 in state grants related to the cleanup and assessment of city-owned brownfield sites in the target area. All brownfield projects are managed by Juliet Burdelski, the City's Director of Economic Development. Ms. Burdelski also oversees the implementation of the TOD Pilot project being used to foster economic development and increased transit use in Meriden's Central Business District. Prior to her current role, Ms. Burdelski served as the city's Grants Administrator from 2007-2011 and as the TOD Pilot Project Manager from 2011-2012. Primary responsibilities include fostering economic development in Meriden in order to sustain and grow the tax base and provide jobs and assisting the City implement critical infrastructure improvements that are necessary to support and sustain economic growth. Ms. Burdelski has a Master of Urban Planning degree from the University of Michigan. Assisting in this effort is Paola Mantilla, Economic Development Specialist, and Tyler Fairbairn, Community Development and Grants Administrator. Paola has over 15 years of experience in small business lending and municipal economic development. Mrs. Mantilla holds a Bachelor of Arts in Sociology and Applied Relations from Eastern Connecticut State University and a Master in Public Administration from the University of Phoenix. Ms. Mantilla is also a native Spanish speaker. Tyler has over 8 years experience in managing state and federal grants and currently manages the City's Community Development Block Grant program. Tyler holds a Master in Urban Planning from Columbia University and a Bachelor of Arts from Drew University. Procurement assistance will be provided by Wilma Petro, Purchasing Director.

The City does not anticipate any change in project leadership, but should the need arise to hire additional city staff or recruit new leadership, the City has a hiring process and will ensure that

all new hires have experience in managing large federal grants, specifically EPA Brownfields funding. All contracts with outside remediation contractors will be competitively awarded in compliance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Part 31.36, as appropriate. The City has a process in place that encourages proposals from small and disadvantaged businesses. As with all contracts with the City, any contracts awarded under this cleanup grant would be evaluated using a variety of criteria, including, but not limited to, expertise, availability, past work, and cost.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes : The anticipated output of the project will be to improve public health and the environment by removing two underground storage tanks and removing PCBs from the site. The outcomes will be measured by qualified environmental professionals (QEP) that will monitor the remediation in progress and document the removal and proper disposal of the contamination. Community outreach efforts completed as part of the Choice Neighborhood planning process show that residents stated they had concerns about contamination in the building and its effects on the neighborhood. By remediating the known contaminants at 1 King Place, the city is addressing Target Community concerns and removing environmental hazards from the neighborhood. The effects and outcomes of the cleanup will be made known to the neighborhood through distribution of information to the community associations for distribution in their monthly newsletters (<http://www.meridencon.org/>) and on the City brownfields website (<http://www.meridenbiz.com/brownfields/>).

d. Past Performance and Accomplishments

i) Currently or Has Ever Received an EPA Brownfields Grant: Meriden has successfully managed numerous EPA Brownfields Grants (FY 15, FY 13, FY12, FY 09), one of which is still in progress. Two cleanup grants (116 Cook Ave. and 50 East Main Street) were completed in 2016. The City has complied with all relevant quarterly progress reports, financial and reporting measures, and final reports, where applicable. The City has complied with all financial and programmatic reporting on its awards and all data collected on the following grants were reported to EPA in the ACRES database.

1. Compliance with Grant Requirements and Accomplishments

Grant Title and Description	Compliance with grant requirements	Purpose and Accomplishments
\$200,000 FY 15 EPA Brownfield Assessment	In progress. Quarterly reports submitted and up to date.	Community wide assessments, reuse planning and community outreach. Task 1: QEP selected July 2016 for 3 sites: 664 W. Main, 53 Colony & 55 Colony. QEP selected December 2016 for 6 additional sites: 69 East Main, 84-88 Grove, 226 West Main, 21 Colony, 48 Arch Pky, 124 Hanover. Environmental consultant selected for site reuse planning 1 King Pl. Task 2: B&B meetings held quarterly. Task 3: Phase I/AIA/Qapp completed 664 W. Main Street., lead paint testing completed 51-

Grant Title and Description	Compliance with grant requirements	Purpose and Accomplishments
		53-55 Colony. Task 4: Phase II completed 664 W. Main Street, reuse planning 1 King Pl underway.
\$240,000 FY13 EPA Cleanup Grant (BF 96179501) <ul style="list-style-type: none"> • 50 East Main Street (Hub site) • \$200,000 • \$40,000 local 	Completed	<p>Task 1: City finalized scope of work and executed agreement with EPA. All quarterly reports have been submitted on time and all work is on schedule.</p> <p>Task 2: Community meetings held in 2014; Signage posted at HUB site; information and Comm. Relations Plan posted to meridenbiz.com. in 2014. Grand Opening of the completed site (Meriden Green) held Sept. 9, 2016.</p> <p>Task 3: Finalized cleanup scope of work with QEP. Work leverages \$12.89 million state and City funded activities at 1-77 State Street (Meriden HUB site) and 30-50 East Main Street.</p> <p>Task 4: Contractor selected to complete remediation and site construction. Cleanup to be completed within 18 months.</p>
\$240,000 FY12 EPA Cleanup Grant (BF 96166191) <ul style="list-style-type: none"> • 116 Cook Avenue • \$200,000 federal • \$40,000 local 	Completed.	<p>Task 1: City of Meriden finalized scope of work and executed agreement with EPA. All quarterly reports have been submitted on time and all work is on schedule.</p> <p>City contracted with QEP 6/11/2013.</p> <p>Task 2: Community meetings held in 2014. Information and Comm. Relations Plan posted to meridenbiz.com. in 2014 and updated in 2016.</p> <p>Task 3: QAPP completed for 116 Cook Ave. RFP for Site Clean completed July 2014 and updated in 2016. UST removal completed 11/2014 and hazardous materials removal completed July 2016</p>
\$200,000 FY09 EPA Assessment Grant (2B96110701 - Recovery Act)	Completed	<p>Completed community outreach and stakeholder meetings. Completed Phase IIs for 116 Cook Ave. and 85 Cooper St. Completed Phase IIIs for 77 and 85 Cooper St., 104 Butler St., and 116 Cook Ave. Completed building hazards report for 116 Cook Ave. and soil sampling at 104 Butler St.</p>

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: City of Meriden, CT

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	7
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

December 21, 2016

Ms. Juliet Burdelski
Director of Economic Development
City of Meriden,
City Hall
142 East Main Street
Meriden, CT 06450

Subject: State Letter for City of Meriden for 1 King Place, Meriden

Dear Ms. Burdelski:

The Connecticut Department of Energy and Environmental Protection acknowledges that the City of Meriden intends to conduct and/or oversee cleanup activities if Brownfields grant funds for cleanup, as authorized by the Small Business Liability Relief and Brownfields Revitalization Act, signed into law on January 11, 2002, are awarded by EPA. The City of Meriden is submitting an application for clean-up funding for the former hospital site at 1 King Place in Meriden.

Please note that at any site for which the City receives cleanup funding from EPA, cleanup work must be performed in one of Connecticut's formal remediation programs, including among others the Voluntary Remediation program pursuant to CGS § 22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, the Urban Sites Remedial Action Program pursuant to CGS §22a-133m, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

To reflect participation in a formal cleanup program, the work plan and budget for this site should include the following elements:

- Preparation and submittal of the completed Environmental Condition Assessment Form (ECAF) and associated documents.

Information regarding various state cleanup programs is available at
http://www.ct.gov/deep/cwp/view.asp?a=2715&q=324950&deepNav_GID=1626.

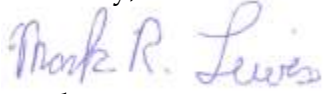
Ms. Juliet Burdelski

Re: EPA Brownfields Cleanup Grant- 1 King Place, Meriden

Page 2 of 2

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,



Mark R. Lewis

Brownfields Coordinator

Office of Constituent Affairs & Land Management

c: Ms. Dorrie Paar, EPA (via e- mail)

U.S. Department of Housing
and Urban Development

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name: City of Meriden

Name of the Federal Program to
which the applicant is applying: HUD FY 2016 Choice Neighborhoods Implementation Grant

USEPA Cleanup Grant

Name of the Preferred Sustainable
Communities Status Community: City of Meriden


I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred
Sustainable Communities Status meets
the above criteria to receive bonus points: Tim Sullivan

Title: Deputy Commissioner

Organization: CT Dept. of Economic and Community Development

Signature: 

Date

05/26/2014

(mm/dd/yyyy)



CITY OF MERIDEN

GIS Services

PROPERTY CARD

Property Information:	Address: 1 KING PL Map/Lot: 0112-0054-0001-0019 Card Number: 1																							
Owner Information:	MERIDEN CITY OF Owner Address: 142 EAST MAIN ST MERIDEN, CT 06450																							
Building Information:	<div> <div> Units: 1 Living Area: 175911 Year Built: 1980 Eff. Age: Rooms: Bedrooms: </div> <div> Full Bath: Full Bath Rating: Half Bath: Half Bath Rating: </div> <div> Heat Type: Warm+Cool Style: Office Ext Wall: Roof Mat: Roof Struct: Fireplaces: Grade: C </div> </div>																							
Special Features:	<table border="1"> <thead> <tr> <th>Description</th> <th>Condition</th> <th>YearBuilt</th> <th>AssessedValue</th> </tr> </thead> <tbody> <tr> <td>PAVING ASPHALT</td> <td>FR</td> <td>1980</td> <td>\$112,500</td> </tr> <tr> <td>ELEVATOR - PASSENGER</td> <td>AV</td> <td>1980</td> <td>\$145,900</td> </tr> <tr> <td>SILO</td> <td>AV</td> <td>1980</td> <td>\$3,500</td> </tr> </tbody> </table>						Description	Condition	YearBuilt	AssessedValue	PAVING ASPHALT	FR	1980	\$112,500	ELEVATOR - PASSENGER	AV	1980	\$145,900	SILO	AV	1980	\$3,500		
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ELEVATOR - PASSENGER	AV	1980	\$145,900																					
SILO	AV	1980	\$3,500																					
Appraisal Information:	Tax District: 2 District Name: INNER DISTRICT District Mill Rate: 37.83 <div> <div> Current Building Value: \$5,010,700 Current Yard Items: \$116,000 Current Land Value: \$1,861,000 Current Total: \$6,987,700 Assessment: \$7,238,140 Assessment is 70% of appraised value. </div> <div> Previous Year: 2013 Previous Building Value: \$8,363,200 Previous Yard Items: \$116,000 Previous Land Value: \$1,861,000 Previous Total: \$10,340,200 </div> </div> Special Land Value: \$0																							
Land Information:	<table border="1"> <thead> <tr> <th>Type</th> <th>Lot Size</th> <th>Lot Unit</th> <th>Zoning*</th> </tr> </thead> <tbody> <tr> <td>Tax Exempt</td> <td>245,700.00</td> <td>SF</td> <td>TODH</td> </tr> <tr> <td>Commercial Building</td> <td>0.00</td> <td>SF</td> <td>TODH</td> </tr> <tr> <td>Commercial Building</td> <td>0.00</td> <td>SF</td> <td>TODH</td> </tr> </tbody> </table> Total Acreage: 5.64 *Confirm zoning with Planning Office. Zoning map is the official document.						Type	Lot Size	Lot Unit	Zoning*	Tax Exempt	245,700.00	SF	TODH	Commercial Building	0.00	SF	TODH	Commercial Building	0.00	SF	TODH		
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Sales Information:	<table border="1"> <thead> <tr> <th>Book</th> <th>Page</th> <th>Grantor</th> <th>Sale Date</th> <th>Sale Price</th> <th>Deed Type</th> </tr> </thead> <tbody> <tr> <td>4874</td> <td>313</td> <td>BRADLEY RESEARCH CENTER LLC,</td> <td>1/7/2014</td> <td>\$1,319,000</td> <td>Foreclosure</td> </tr> <tr> <td>3262</td> <td>327</td> <td>J E M INC</td> <td>2/26/2004</td> <td>\$0</td> <td></td> </tr> </tbody> </table>						Book	Page	Grantor	Sale Date	Sale Price	Deed Type	4874	313	BRADLEY RESEARCH CENTER LLC,	1/7/2014	\$1,319,000	Foreclosure	3262	327	J E M INC	2/26/2004	\$0	
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3262	327	J E M INC	2/26/2004	\$0																				

	2416 267	12/1/1998 \$0	
Assessor's Permit History:	Date	Permit Number	Notes
			Type
	1/1/1900	1976	DEMOLITION OF 3 WOOD HOUSES
	1/1/1900	4071	AIR TEST AND INSPECT EXISTING GAS PIP AND APPLIANCES FOR SAFE OPERATION

Property Images



Juliet



Department of Economic and
Community Development



September 22, 2014

Mr. Lawrence Kendzior
City Manager
City of Meriden
142 Main Street
Meriden, CT 06450

Re: 1 King Place - Municipal Brownfield Assessment & Inventory Program

Dear Mr. Kendzior:

Congratulations! The Department of Economic and Community Development is pleased to award a grant in the amount of \$180,000 in response to your application for funding under the Municipal Brownfield Assessment and Inventory Program.

This award represents Governor Malloy's continuing commitment to support Connecticut municipalities with the remediation of vacant and blighted properties that are a legacy of our manufacturing history and to repurpose the properties for redevelopment and job creation.

As a next step, DECD will work with your staff to develop a Financial Assistance Proposal ("Proposal"). This proposal will outline the key terms of the grant funding as well as any conditions that the project will need to meet in order to access this funding. To facilitate this process, DECD will schedule a kickoff conference call with your staff in the next two weeks.

We expect to deliver a draft Proposal to your office by October 24, 2014.

Once the Proposal is delivered you, you will then have fifteen (15) days to review the Proposal, accept the terms and conditions, and return it to the project manager's attention. If you do not return the signed acceptance within the allotted time, this offer of assistance may be withdrawn.

Upon receipt of the signed acceptance sheet, DECD will initiate the contracting process and have counsel appointed to draft the Assistance Agreement ("Agreement") and other closing documents. You will then return a signed Agreement to our closing attorney with the required closing documents. Once Commissioner Smith signs your executed Agreement, it will be forwarded to the Office of the Attorney General for Approval. The Agreement process should take 6-8 weeks.

Importantly, as of the date of this letter, you may begin incurring costs that would be eligible for reimbursement under the Agreement.

Our staff will continue to be available to you and your staff throughout the duration of the project. If you have any questions concerning this proposal please contact Lilia Kieltyka, your project manager, at (860) 270-8193.

We are pleased to have an opportunity to work with you on this project.

Sincerely,

Tim Sullivan
Director of Waterfront, Brownfield and Transit-Oriented Development





Department of Economic and
Community Development

Connecticut
still revolutionary

Tim Sullivan
Deputy Commissioner

May 27, 2015

Mr. Lawrence Kendzior
City Manager
City Hall - City of Meriden
142 East Main Street
Meriden, CT 06604

Re: 1 King Place Asbestos and Debris Removal & Remediation Monitoring Project

Dear Mr. Kendzior:

The Department of Economic and Community Development is pleased to submit a proposal for assistance in support of the City of Meriden's request to make safe and asbestos from the former Meriden Wallingford Hospital located at 1 King's Place, Meriden, CT. Additional environmental reports and technical documents will be prepared prior to the final remediation and redevelopment of the building into a mixed-use, transit oriented development project. The following pages contain a project description and supporting details of a financial assistance package developed jointly between your staff and ours.

This proposal represents Governor Malloy's continuing commitment to support Connecticut's municipalities and we are pleased to have an opportunity to work with you on this project. The success of your project and your community are important to us.

Our staff will continue to be available to you and your staff throughout the duration of the project. If you have any questions concerning this proposal please contact Ned Moore, your Project Manager, at **860.270.8148**.

Sincerely,

Tim Sullivan
Deputy Commissioner



Agreed and Accepted By:

The City of Meriden

Lawrence Kendzior, City Manager

6-16-15
Date

State of Connecticut

Governor Dannel P. Malloy

Department of Economic and Community Development

Commissioner Catherine H. Smith



Financial Assistance Proposal

For

One King Place

(Former Meriden / Wallingford Hospital)

**Debris Removal, Visible Asbestos Abatement
& Construction Administration**

City of Meriden

May 2015

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BACKGROUND

Applicant Description: The City of Meriden, located in the center of the state of Connecticut, had an estimated population of 63,141 residents as of 2012. Settled as part of Wallingford, CT in the 1600's, the City separated from Wallingford and incorporated in 1806. Meriden was principally a manufacturing city, known as the "Silver City" for its fine cutlery. It was also a manufacturing city that supplied the Union's war effort during the Civil War. Meriden is located in New Haven County, in the South Central Regional Council of Governments / REX Development, Inc Economic Development District and has a Mayor – Town Council – City Manager form of government.

Project Description: This is a \$221,000 request for a brownfield loan under the auspices of Sec. 320-765. Plans call for the removal of hazardous debris remaining in the long vacant facility in order "make safe" the dormant structure for further environmental investigation, development of a work plan and an AWP, project monitoring and construction administration. Once this phase of the project is complete, a Phase II/III Investigation and a Remedial Action Plan will be completed. Finally, a hazardous building materials survey, an asbestos abatement survey along with technical specifications to repurpose the former Meriden – Wallingford Hospital into a mixed-use, TOD oriented project will be prepared. Construction on the redevelopment phase of the project will be sequenced once technical specifications and drawings are bid and awarded.

SOURCE AND USE OF FUNDS

Sources of Funds

DECD – Brownfield, Sec. 32-765	\$221,000
Total	\$221,000

Use of Funds

Abatement	\$162,000
Monitoring	\$ 39,000
Debris Removal / Interim Cleanup	\$ 20,000
Total	\$ 221,000

** The figures above may be amended from time to time through requests for revisions to the Project Financing Plan and Budget, as approved by the Department of Economic and Community Development.*

FINANCIAL ASSISTANCE PROPOSAL

This financial assistance proposal is based upon the commitment of the City of Meriden, (hereafter, hereafter, the "Applicant"), to implement the project as described herein. The State of Connecticut, acting through the Department of Economic and Community Development (hereafter, "DECD") and under the provisions of the BROWNFIELD STATUTE or C.G.S. Sec. 32-765 proposes a financial assistance package consisting of a loan in the total amount of \$221,000. DECD financial assistance shall not exceed \$221,000, as described in this proposal and as set forth in the most recently approved Project Financing Plan and Budget. The components of this financial assistance are outlined below:

Applicant:	City of Meriden								
DECD Financing:	\$ 221,000 Loan								
Amount and Use of DECD Funds:	<table border="0"> <tr> <td>\$ 162,000</td> <td>Abatement</td> </tr> <tr> <td>39,000</td> <td>Monitoring</td> </tr> <tr> <td><u>20,000</u></td> <td>Debris Removal / Interim Cleanup</td> </tr> <tr> <td>\$ 221,000</td> <td>TOTAL</td> </tr> </table>	\$ 162,000	Abatement	39,000	Monitoring	<u>20,000</u>	Debris Removal / Interim Cleanup	\$ 221,000	TOTAL
\$ 162,000	Abatement								
39,000	Monitoring								
<u>20,000</u>	Debris Removal / Interim Cleanup								
\$ 221,000	TOTAL								
Rate:	The rate of interest for the loan will be 1%.								
Term:	20 years.								
Deferral:	For the first 5 years, principal and interest payments will be deferred. Interest will accrue and be compounded at a rate of 1% per annum.								
Repayment:	180 monthly payments of principal and interest in the amount of \$1,388.81, which will begin in month 61. Payments will be made payable to the State of Connecticut, Department of Economic and Community Development.								
Prepayment Penalty:	None								
Late Payment Penalty:	Five (5%) of any installment of interest or principal or both which is not paid within fifteen (15) days of the date on which the payment is due.								

ENVIRONMENTAL COMPLIANCE

Environmental Condition of the Real Property

As determined by DECD, the environmental site assessments, survey, reports and remedial action plans will be prepared for real property subject to project activities. A professional firm licensed to practice in the State of Connecticut shall prepare the reports. The scope of investigations and report shall conform to the applicable Department of Environmental Protection laws and regulations, and the applicable American Standards for Testing Materials document standards. Copies of all reports shall be made available to DECD.

If the Applicant and/or other parties for the subject properties within the project area have conducted Environmental Site Assessments, copies of such documents must be submitted to DECD.

CONSTRUCTION COMPLIANCE

The DECD requires submission of project design documents, specifications, construction bid documents and cost estimates and other documents outlined in Schedule A. All submissions are subject to review, comment, and/or approval by the DECD's Office of Financial Review and Special Projects and/or the DECD Commissioner. Unless notified by DECD, for projects with a total project cost of \$250,000 or less, the grantee will be

1 KING PLACE, LLC

December 16, 2016

Ms. Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

Dear Ms. Burdelski

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place.

In October 2016, our firm, 1 King Place, LLC was selected by the Meriden City Council to be the preferred developer of the site. Over the next 6 months, we will commit to putting together a development plan that is consistent with the city's goals for the site and one that will significantly improve the neighborhood.

Development of the site will be possible only by removing environmental hazards from the site prior to redevelopment work commencing. We strongly support the City's efforts to identify funds that will address the environmental remediation as quickly as possible.

The adaptive reuse of the building to make it suitable for a diverse group of commercially viable users is our key goal. This will also achieve the creation of many new jobs in the area.

We thank you again for providing an opportunity to participate in the site redevelopment and look forward to working together on this project.

Very truly yours,



Chester C. Burley, III
1 King Place, LLC



COUNCIL OF NEIGHBORHOODS

www.meridencona.org

Action 13 Neighborhood Association

December 21, 2016

Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

Dear Ms. Burdelski

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place.

The former hospital site is a large, abandoned blighted property located in the center of our neighborhood. We support the City's efforts to cleanup this site and repurpose it so that it will no longer be a blight in our community.

I am an active member of the Meriden Council of Neighborhoods and the president of our neighborhood association (Action 13). In this role, I will commit to informing our association members and the residents throughout the community about the efforts to cleanup and repurpose this site. I will also attend the Blight and Brownfield and/or distribute information from the B&B meetings to our stakeholders. I will also commit to participating in planning efforts for the reuse of the site following cleanup.

Improvement of this site is a key goal of ours and thank you again for providing an opportunity to participate in the cleanup efforts.

Sincerely,

Lisa DeDominicis
President, Action 13 Neighborhood Association

lisaded55@gmail.com



President
Séan W. Moore

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- A & A Office Systems, Inc

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Rev. 05-18-16

December 21, 2016

Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

Dear Ms. Burdelski:

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place in Meriden.

We all recognize that since the late 1990's, the former hospital site has remained a large, abandoned blighted property located in the center of our downtown. We support the City's efforts to clean up this site and repurpose it so that it will no longer be a detriment to our community.

As the president of the Midstate Chamber of Commerce, I will commit to informing our more than 575 Chamber businesses about the efforts to cleanup and repurpose this site. I will also continue to attend the Meriden Blight and Brownfield Committee meetings and to distribute information from the B&B meetings to our membership. I will also commit to participating in planning efforts for the reuse of the site following cleanup and ultimately assist with attracting the suitable tenants for the revitalized site.

Repurposing the facility with and populating the facility with commercially viable uses remains a key objective of the Midstate Chamber. We thank you again for providing an opportunity to participate in the site redevelopment and look forward to working together on this project.

Sincerely,

Séan W. Moore
President

The Midstate Chamber supports, promotes and serves our member businesses in Berlin, Cheshire, Meriden, Southington, Wallingford and throughout central Connecticut.

Offices at 3 Colony Street, Suite 301, Meriden, CT 06451
Ph: 203.235.7901 Fx: 203.686.0172 Email: info@midstatechamber.com
www.midstatechamber.com



COUNCIL OF NEIGHBORHOODS

www.meridencona.org

December 21, 2016

Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

Dear Ms. Burdelski

Thank you for the opportunity to review and comment on the City's application to the USEPA seeking funds for the cleanup of the former Meriden Wallingford hospital site located at 1 King Place.

The former hospital site is a large, abandoned blighted property located in the center of our neighborhood. We support the City's efforts to clean up this site and repurpose it so that it will no longer be a blight in our community.

I am the President of the Meriden Council of Neighborhoods and oversee the neighborhood associations in our city. In this role, I will commit to informing our association members and the residents throughout the community about the efforts to cleanup and repurpose this site. I will also attend the Blight and Brownfield and/or distribute information from the B&B meetings to our stakeholders. I will also commit to participating in planning efforts for the reuse of the site following cleanup.

Improvement of this site is a key goal of ours and thank you again for providing an opportunity to participate in the cleanup efforts.

Sincerely,

holly wills

Holly Wills
President
Meriden Council of Neighborhoods

**Documentation of All Applicable Threshold Criteria
FOR CLEANUP GRANTS (III. B.)
City of Meriden, CT**

1. Applicant Eligibility

The City of Meriden, Connecticut is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government" as presented in Section III.A. of the Guidelines for Brownfields Cleanup Grants.

2. Site Ownership

1 King Place, Meriden, Connecticut is owned by the City of Meriden. Ownership is in fee simple title.

3. Basic Site Information

(a) **Site name:** 1 King Place, Former Meriden Wallingford Hospital

(b) **Site address:** 1 King Place, Meriden, Connecticut 06451

(c) **Current owner:** City of Meriden

4. Status and History of Contamination at the Site

(a) **Contamination Type:** Co-Mingled Petroleum and Hazardous Substances

(b) Operational History and Current use(s):

The Site consists of a 5.64-acre parcel of land improved with an abandoned building and parking lot. The Site operated as the Meriden-Wallingford Hospital from the mid-1920s through the early 1990s. Prior to construction of the hospital, the Site was occupied by a bank, single family home, and a public school. The Site appears to have been initially developed in the 1890s.

The public school was demolished circa 1979 and was replaced with a parking garage.

Residential buildings formerly located on the southeast corner of the Site were demolished in 2007. The Site has remained vacant and subject to vandalism since the hospital closed in the early 1990s. The City acquired the Site through tax foreclosure in January 2014 to proactively stem the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to transfer the Site to a private party for redevelopment purposes.

(c) Environmental Concerns:

Several environmental investigations have been completed at the Site including a limited asbestos and hazardous building materials (HBM) assessment, a Phase I Environmental Site Assessment (ESA), a HBM Inspection, and a Phase II/Limited Phase III ESA. Prior environmental assessments and limited cleanup efforts reveal numerous environmental concerns at the site, including: underground storage tank (UST) systems; asbestos; lead; polychlorinated biphenyls (PCBs); contaminated fill; petroleum and PCB-impacted soil; and miscellaneous waste (e.g., universal, solid, hazardous). The environmental Areas of Concern (AOC) that will be addressed under this EPA cleanup grant include the Southern UST Area and, to the extent that funding allows, the Boiler Room. These AOCs are located adjacent to each other on the southern portion of the Site.

Two out-of-use fuel oil USTs located in the Southern UST area are expected to contain residual petroleum product. The potential exists for petroleum to have released from the UST systems into soils located in the vicinity of the UST. One soil sample collected in the vicinity of the fuel line contained extractable total petroleum hydrocarbons (ETPH) and polycyclic aromatic

hydrocarbons (PAHs) at concentrations that exceed the Residential Direct Exposure Criteria (Res. DEC) included in the Connecticut Remediation Standard Regulation (RSRs).

Free-phase petroleum product has been spilled onto the floor of the boiler room as a result of piping being damaged by trespassers that illegally accessed the Site. Previous environmental investigations identified PCB-impacted soil just below the concrete floor of a portion of the boiler room that exceeded Connecticut RSR cleanup standards.

(d) Method of contamination and Nature and Extent of Contamination:

Southern UST Area

One 15,000-gallon UST used to store Number 6 fuel oil and one 2,000-gallon Number 2 fuel oil UST are located south of the boiler room. Releases of Number 6 fuel oil associated with tank filling were reported in 1997 and 1998. The 15,000-gallon UST was installed in 1990 to replace a 20,000-gallon UST installed in 1968 and removed in 1990. No tank closure documentation was identified for the 20,000-gallon UST. The 2,000-gallon UST is connected to a back-up generator located adjacent to the boiler room inside of the site building. The 2,000-gallon UST was reportedly installed in 1982.

A release of ETPH and PAHs at concentrations that exceed the Res. DEC included in the RSRs was reported in a shallow soil sample collected from a boring advanced in the vicinity of the fuel lines associated with the USTs. No releases to deeper soils in the vicinity of the USTs were identified. However, the Site received a Notice of Violation for the 2,000-gallon UST from Connecticut Department of Energy and Environmental Protection (CTDEEP) on April 15, 2015 for failure to register the UST, having a UST that has exceeded its fifteen year life expectancy, and failure to conduct annual tank testing. The City of Meriden plans to remove both of the USTs identified in the southern UST area as part of redevelopment activities.

Boiler Room

The boiler room is located in the southern portion of the site building. Several leaking containers were observed in the boiler room. Transfer lines from the USTs located in the southern UST area enter the boiler room and were observed to be damaged, resulting in a significant release of oil to the floor of the boiler room. ETPH and PCBs were reported in shallow soils (1 to 3 feet below grade [fbg]) beneath the floor of the boiler room. ETPH concentrations were below the RSR cleanup criteria. The concentration of PCBs in soil of 180 parts per million (ppm) exceed the Res. DEC, Industrial/Commercial DEC (I/C DEC), and GB Pollutant Mobility Criteria (PMC) and PAHs exceed the Res. DEC. No PCBs were reported above detection limits in nearby soil borings or a deeper soil sample collected from 3 to 5 fbg.

5. Brownfields Site Definition

The Site meets the definition of a brownfield presented as follows in Appendix 1, "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

The City of Meriden affirms that the Site is not

- (a) listed or proposed for listing on the National Priorities List; and
- (b) subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrease issued to or entered into by parties under CERCLA
- (c) subject to the jurisdiction, custody, or control of the U.S. government

6. Environmental Assessment Required for Cleanup Proposals

A Phase II/Limited Phase III Environmental Site Assessment was completed for the Site by Fuss & O'Neill in June 2016. The objective of the Phase II was to determine whether a release of petroleum or hazardous substances has occurred at AOCs and in areas identified as Recognized Environmental Conditions (RECs) at the Site. The Phase II investigation involved the completion of a ground penetrating radar (GPR) survey, floor drain dye test, advancement of 29 soil borings, installation of four groundwater monitoring wells, collection and analysis of 29 soil samples, 6 groundwater samples, 22 concrete chip samples, and 2 residual material samples. Soil and groundwater results were compared to the Connecticut Remediation Standard Regulations (RSRs) to determine whether releases occurred and/or remediation will be necessary.

In addition, a Phase I ESA report was completed for the Site by Vanasse Hangen Brustlin, Inc. (VHB) in May 2014, an Asbestos Abatement Project Monitoring Report was completed for the Site by Fuss & O'Neill on December 9, 2015, and a Hazardous Building Materials (HBM) Inspection report was completed for the Site by Fuss & O'Neill on June 17, 2016. All environmental studies have been made available to the public at

<http://www.meridenbiz.com/brownfields/1-king-place/>. An analysis of brownfield cleanup alternatives (ABCA) is also available at reference desk at the Meriden Public Library.

7. Enforcement or Other Actions

On April 15, 2015, the CTDEEP Bureau of Materials Management and Compliance Assurance, Storage Tank and PCB Enforcement Unit issued Notice of Violation (NOV) Number NOVUST-GB15-0067 to the Meriden Medical Center for violations related to one of the underground storage tanks (USTs) identified on the Site. Although the NOV references 181 Cook Avenue as the site address, this NOV has been confirmed to pertain to one of the USTs that reside on the 1 King Place Site, which is currently owned by the City of Meriden.

The NOV was related to non-conformances associated with a heating oil UST identified on the Site that was not registered with the CTDEEP, exceeded its life expectancy, and was not fulfilling annual testing of its cathodic protection systems. The NOV referenced a 10,000-gallon heating oil UST that was installed in 1977, which had a 15 year life expectancy. Follow-up documentation submitted to CTDEEP by Fuss & O'Neill on June 29, 2016 clarified that the UST referenced in the NOV was in fact a 2,000-gallon heating oil UST installed in 1982 that was slated for removal as part of future site redevelopment activities. Monies requested as part of this cleanup grant will be allocated for the removal of the UST that is the subject of NOV Number NOVUST-GB15-0067.

8. Sites Requiring a Property-Specific Determination

The Site does not fall into any of the categories that require a Property-Specific Determination to be eligible for funding.

9. Site Eligibility and Property Ownership Eligibility

See below.

(a) Property Ownership Eligibility – Hazardous Substances Sites

(1) CERCLA § 107 Liability

The City of Meriden affirms that it is not liable for any of the contamination at 1 King Place under CERCLA 107 because it did not contribute to contamination at the Site and all disposals of hazardous substances occurred before acquiring the property. The City of Meriden did not own

or operate the Site when hazardous materials were deposited there, or arrange for treatment or disposal of hazardous materials or accept hazardous materials for transport to disposal or treatment facilities at the Site. The Site was acquired by the City of Meriden in January 2014 through tax foreclosure after it had resided in a deteriorated and abandoned state for over a decade. No businesses have operated on the Site since the hospital on the Site closed in the 1990s.

(2) Information on Liability and Defenses/Protections

a. Information on the Property Acquisition:

- i) The Site was acquired by the City of Meriden through tax foreclosure.
- ii) The Site was acquired in January 2014.
- iii) Ownership is in fee simple title.
- iv) The Site was acquired from the Bradley Research Center LLC
- v) The City of Meriden has not had any familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the Site.

b. Timing and/or Contribution Toward Hazardous Substance Disposal:

The City of Meriden has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the site.

In order to protect the community, the City of Meriden used previously obtained state funds to remove asbestos and hazardous substances from the first and second floors of the site building. These materials were not generated by the City of Meriden.

c. Pre-Purchase Inquiry:

- i) A Phase I Environmental Site Assessment report was prepared for the City of Meriden in May 2014. The Phase I ESA was prepared in general accordance with ASTM E1527-13.
- ii) The Phase I ESA completed in May 2014 was prepared by a Connecticut Licensed Environmental Professional (LEP) from VHB who meets the definition of an "Environmental Professional" as set forth in 312.10 of 40 CFR 312.
- iii) Since the Site was acquired through tax foreclosure no Phase I was needed to meet this threshold criteria. Therefore, the timing that the VHB was completed is irrelevant to the acquisition date.

d. Post-Acquisition Uses:

The Site has remained vacant since the City of Meriden acquired the property in January 2014. The City recently selected a private development partner to redevelop the Site into a mixed-use commercial development project. If the City is able to secure cleanup funds, the City anticipates cleanup activities associated with the UST removal and, as funding allows, the boiler room floor and underlying soils will be completed by the City within nine months. The larger cleanup effort at the Site is targeted to be completed in 2017, prior to transfer to the developer in 2018.

e. Continuing Obligations

- i) The City of Meriden is not aware of any continuing releases that required stoppage since it acquired the Site in January 2014.
- ii) The City of Meriden has prevented any threatened future releases by using clean-up funds acquired through the Connecticut Department of Economic Development (CTDECD) in 2015 to assess and abate damaged asbestos materials and debris piles on floors one and two of the building and remove nine, 15,000 gallon drums of fluids that had been left at the Site by the previous owner or operators of the property. Approximately \$400,000 in state funds have been

spent on these activities to date.

iii) This Site has fallen prey to extensive vandalism. In an effort to secure the Site, the City of Meriden has installed fencing around the perimeter property and has welded shut doors and boarded up windows. Additionally, the property is regularly surveilled by Meriden police and Meriden housing code enforcement agents.

The City of Meriden confirms that it has and will continue to make a strong commitment to:

- i) complying with all land-use restrictions and institutional controls;
- ii) assisting and cooperating with those performing the cleanup and providing access to the property;
- iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- iv) providing all legally required notices.

10. Cleanup Authority and Oversight Structure

a. The City of Meriden plans to enroll the Site in the CTDEEP's Voluntary Remediation Program (VRP) to facilitate cleanup of the property. Remediation will be coordinated and overseen by a Licensed Environmental Professional in the State of Connecticut. The LEP(s) will keep USEPA and CTDEEP apprised of remediation progress throughout the project. A cleanup contractor will be selected by the City of Meriden through a competitive process consistent with provisions of 40 CFR Part 31.36, as appropriate, and will be fully qualified in all aspects of environmental remediation.

b. The City does not expect to need permission of adjoining properties to access the Site, but all adjoining property owners will be duly notified of any cleanup actions at the Site.

11. Statutory Cost Share

a. In December 2016, the City Council of the City of Meriden authorized the expenditure of \$40,000 to be matched with USEPA funds requested.

b. The City of Meriden is not requesting a hardship waiver.

12. Community Notification

B&B Committee was held on November 17, 2016 where participants were consulted on the proposed cleanup grant application. A public meeting was held on December 13, 2016 to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). Public notice of the meeting was published in the Meriden *Record Journal* newspaper and posted on <http://www.meridenbiz.com/brownfields/> from December 5 through December 21, 2016. The draft application were posted on line at <http://www.meridenbiz.com/brownfields/> and made available at the Reference Desk at the Meriden Public Library during regular library hours.

DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
1 KING PLACE, MERIDEN, CONNECTICUT
REMEDIATION OF SOUTHERN UNDERGROUND STORAGE TANK AREA AND
BOILER ROOM

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELDS CLEANUP GRANT

PREPARED FOR:
CITY OF MERIDEN, CONNECTICUT

PREPARED BY:
Robin M. Staszak, L.E.P., Eolas Environmental, LLC

DECEMBER 2016

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Attachments

Attachment 1 - Site Location Map

Attachment 2 - Site Plan

Attachment 3 - Climate Trend Documentation

I. Introduction & Background

This document presents a Draft Analysis of Brownfields Cleanup Alternatives (ABCA) for removal of underground storage tanks (USTs) located in the Southern UST Area adjacent to the former boiler room and remediation of the concrete floor and contaminated subsurface soils in the Boiler Room (as the funding allows) of the Former Wallingford-Meriden Hospital property located at 1 King Place in the City of Meriden, Connecticut. Site redevelopment activities will incorporate remediation of HBM and contamination across the entire Site; however, the funds the City of Meriden is requesting under this Environmental Protection Agency (EPA) cleanup grant will be used specifically to remove the two USTs located in the southern UST area next to the boiler room, and to remediate the concrete floor and contaminated soils located beneath the floor of the boiler room (as the funding allows).

This Draft ABCA was prepared by Robin M. Staszak, Licensed Environmental Professional, Eolas Environmental, LLC. on behalf of the City of Meriden as part of a United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant award. This document is a draft format and will be revised pursuant to public comment and following technical review.

a. Site Location

The Site is located at 1 King Place in Meriden, Connecticut in predominantly residential section of Meriden's Transit Oriented Development (TOD) zoning district. A site location map is provided as Attachment 1 and a Site Plan that shows the proposed remediation area is provided as Attachment 2.

b. Forecasted Climate Conditions

According to the US Global Change Research Program (USGCRP), climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events and rises in sea level. Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the Site.

According to Federal Emergency Management Agency (FEMA) Flood Zone Map 09009C0166H (dated December 17, 2010), the Site is primarily located within Zone X of nearby Harbor Brook, which is outside the 0.2% annual chance floodplain, and minimal flooding is expected. A small portion of the Site along the southern property boundary is located within Zone AE, which is subject to flooding by the 100-year flood. While a changing climate may result in greater storm frequency and intensity that could affect the flood waters within Harbor Brook and ultimately result in changes to the flood zones, given that the topographic elevation of the Site is approximately 20-30 feet greater than the Harbor Brook, flooding of the Site is unlikely.

Increased precipitation and extreme weather could, however, result in additional surface stormwater runoff across the Site and the potential of increased erosion.

Based on the nature of the Site and its proposed reuse; changing temperature, rising sea levels, wildfires, changing dates of ground thaw/freezing, changing ecological zone, saltwater intrusion and changing groundwater table are not likely to significantly affect the Site.

Refer to Attachment 3 for a summary of the regional climate trends and scenarios for the northeast region of the US and for a copy of the FEMA Flood Zone Map.

c. Previous Site Use(s) and Previous Cleanup/Remediation

The Site consists of a 5.64-acre parcel of land improved with an abandoned building and parking lot. The Site operated as the Meriden-Wallingford Hospital from the mid-1920s through the early 1990s. Prior to construction of the hospital, the Site was occupied by a bank, single family home, and a public school. The Site appears to have been initially developed in the 1890s.

The public school was demolished circa 1979 and was replaced with a parking garage. Residential buildings formerly located on the southeast corner of the Site were demolished in 2007. The Site has remained vacant and subject to vandalism since the hospital closed in the early 1990s. The City acquired the Site through tax foreclosure in January 2014 to proactively stem the further deterioration of the building, protect the public from immediate public health and safety hazards, and ultimately to transfer the site to a private party for redevelopment purposes.

One 5,000-gallon fuel oil UST and petroleum-impacted soil was removed from the northern courtyard on the Site in 1999. Confirmatory soil samples were collected and indicated that petroleum hydrocarbons were below applicable cleanup standards.

In the spring of 2015, the Connecticut Department of Economic and Community Development (DECD) awarded the City a Targeted Brownfield Development Loan to remove hazardous substances left in the abandoned hospital building. The purpose of the removal action was to eliminate the potential exposure of the public, town personnel, and contractors to these materials, and to facilitate completion of a comprehensive Phase II ESA. The removal action involved the removal of damaged asbestos materials and debris piles located on the first and second floors of the site building that had been left at the Site by the previous owner or operators of the property.

d. Site Assessment Findings

Several environmental investigations have been completed at the Site including a limited asbestos and hazardous building materials (HBM) assessment, a Phase I Environmental Site Assessment (ESA), a HBM Inspection, and a Phase II/Limited Phase III ESA. However, only the

results of the Phase I ESA and Phase II/Limited Phase III ESA are pertinent to the portion of the Site that is the subject of this EPA cleanup grant.

In the spring of 2014, the City hired Vanasse Hangen Brustlin, Inc. (VHB) to prepare an ASTM Phase I Report for the Site. The Phase I ESA identified the following Recognized Environmental Concerns (RECs) for the Site:

- Suspect lead-based paint, due to the age of the site building
- UST located in the courtyard area on the northern portion of the Site
- Staining in the vicinity of mechanical equipment associated with the freight elevator in the basement of the main building and the service elevator in the former nurses building
- Transformers and other polychlorinated biphenyl (PCB)-containing equipment in the basement of the former nurses building and basement of the main hospital building.
- Numerous containers of chemicals stored in the basement, with evidence of a release observed. Specifically, leaking containers were observed in the mechanical room, crib room, and several basement boiler rooms.
- Suspect ACM piping in the basement of the building, which was disturbed.
- Floor drains with undocumented discharge locations.
- X-ray processing area in the basement of the main building.
- Site-wide groundwater impacted by releases of oil between 1974 and 1999.
- Stormwater catch basin with undocumented discharge location, near the UST area on the south side of the building.
- Two USTs located on the south side of the building.
- Solid waste and buckets stored in the loading dock area and an oil slick observed in the loading dock.

VHB identified a release of 400-gallons of heating oil that occurred in December 1974 and a release of 300-gallons of Number 6 heating oil that occurred in February 1997 as Historical RECs (HRECs).

The City hired Fuss & O'Neill in the spring of 2016 to conduct a Phase II/Limited Phase III ESA for the Site; the Phase II/Limited Phase III ESA Report was issued in May 2016. The objective of the Phase II was to determine whether a release of petroleum or hazardous substances has occurred in areas identified as RECs by VHB and at Areas of Concern (AOC) subsequently identified by Fuss & O'Neill and. Fuss & O'Neill refined the AOC/REC list to include the following:

- Northern UST Area (Courtyard)
- Southern UST Area (South of Boiler Room)

- Dry Well (adjacent to Southern UST Area)
- Interior Transformers/PCB Equipment (basement of nurses building and main hospital)
- Loading Dock (evidence of interior release)
- Various Floor Drains and Sumps (discharge locations unknown)
- Boiler Room
- Former Incinerators (two)
- Smoke Stack
- Oil Trenches in Laundry Area (southwest portion of building)
- Chemical Storage Room in Laundry Area
- Elevator Rooms
- Switchgear/Generator Room (near courtyard)
- Urban Fill

Constituents of concern at the Site include volatile organic compounds (VOCs), petroleum hydrocarbons (extractable total petroleum hydrocarbons [ETPH]), polycyclic aromatic hydrocarbons (PAHs), PCBs, and metals.

The Phase II/Limited Phase III investigation involved the completion of a ground penetrating radar (GPR) survey, floor drain dye test, advancement of 29 soil borings, installation of four groundwater monitoring wells, collection and analysis of 29 soil samples, 6 groundwater samples, 22 concrete chip samples, and 2 residual material samples. Soil and groundwater results were compared to the Connecticut Remediation Standard Regulations (RSRs) to determine whether releases occurred and/or remediation will be necessary. The results of investigation activities related to the Southern UST Area and the Boiler Room AOCs are discussed below, as this is the Target Area for which EPA cleanup funds will be used.

Southern UST Area: One 15,000-gallon UST used to store Number 6 fuel oil and one 2,000-gallon Number 2 fuel oil UST are located south of the boiler room. Releases of Number 6 fuel oil associated with tank filling were reported in 1997 and 1998. The 15,000-gallon UST was installed in 1990 to replace a 20,000-gallon UST installed in 1968 and removed in 1990. No tank closure documentation was identified for the 20,000-gallon UST. The 2,000-gallon UST is connected to a back-up generator located adjacent to the boiler room inside of the site building. The 2,000-gallon UST was reportedly installed in 1982.

A release of ETPH and PAHs at concentrations that exceed the Residential Direct Exposure Criteria (Res. DEC) included in the RSRs was reported in a shallow soil sample collected from a boring advanced in the vicinity of the fuel lines associated with the USTs. No releases to deeper soils in the vicinity of the USTs were identified. However, the Site received a Notice of Violation for the 2,000-gallon UST from Connecticut Department of Energy and Environmental Protection (CTDEEP) on April 15, 2015 for failure to register the UST, having a UST that has exceeded its fifteen year life expectancy, and failure to conduct annual tank testing. The City of

Meriden plans to remove both of the USTs identified in the southern UST area as part of redevelopment activities.

Boiler Room: The boiler room is located in the southern portion of the site building. Several leaking containers were observed in the boiler room. Transfer lines from the USTs located in the southern UST area enter the boiler room and were observed to be damaged, resulting in a significant release of oil to the floor of the boiler room. ETPH and PCBs were reported in shallow soils (1 to 3 feet below grade [fbg]) beneath the floor of the boiler room. ETPH concentrations were below the RSR cleanup criteria. The concentration of PCBs in soil of 180 parts per million (ppm) exceed the Res. DEC, Industrial/Commercial DEC (I/C DEC), and GB Pollutant Mobility Criteria (PMC) and PAHs exceed the Res. DEC. No PCBs were reported above detection limits in nearby soil borings or a deeper soil sample collected from 3 to 5 fbg.

e. Project Goal

The EPA cleanup grant funds will be used to clean-up a portion of the Site located at 1 King Place in Meriden. A comprehensive remediation plan for the entire 5.64-acre property will include cleanup of soil, groundwater, and hazardous building materials on other portions of the Site. The final remediation plan will be prepared following completion of a concept reuse plan that the City of Meriden will receive through an Request for Proposal (RFP) process to select a preferred site developer. While the entire site cleanup effort is estimated to cost approximately \$5.1 million, specific cleanup activities that will be completed using the \$200,000 EPA clean-up grant will include:

- removal of two USTs, associated piping and petroleum-impacted soil located south of the building boiler room (referred to as the Southern UST Area)
- (as the funding allows) removal of contamination from the floor of the boiler room and remediation of a limited area of PCB-impacted soil located beneath the boiler room floor

The primary objective is to remove the two USTs in the Southern UST Area (along the building exterior, south of the boiler room), which are located adjacent to an approximately 75-foot tall smoke stack. The goal will be to safely remove the USTs, associated piping and petroleum-impacted soil, which may be encountered, without compromising the structural integrity of the stack. To achieve this goal, tasks may include advancing appropriate shoring or other structural support prior to commencing UST removal activities.

Following the removal of the USTs and dependent upon if funding remains; a subsidiary project goal will be to clean the free-phase petroleum product from the boiler room floor within the interior of the site building and to remediate a limited area of PCB-impacted soils beneath the boiler room floor.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

Following procurement of an EPA Brownfields Cleanup grant, the cleanup will be overseen by the City of Meriden and a Connecticut Licensed Environmental Professional (LEP).

The LEP will prepare cleanup specifications to procure a qualified remediation contractor through a public bid process as well as provide field oversight during the cleanup activities. Subsequently, the LEP will prepare a Remedial Action Summary Report to document the remediation activities and prepare the CTDEEP-required UST notification forms and tank closure documentation as appropriate.

Specifically, the cleanup activities will be overseen by Fuss & O'Neill, an environmental engineering firm retained by the City of Meriden.

b. Cleanup Standards for Major Contaminants

The Site is not currently entered in a formal regulatory cleanup program; however, the City plans on eventually entering the Site into a State voluntary cleanup program. Due to the fact that the City is seeking funding through an EPA Brownfields Cleanup grant and will also be seeking state grant funding to leverage cleanup activities, the Connecticut State Remediation Standard Regulations (RSRs) found within Regulations of Connecticut State Agencies (RCSA) Sections 22a-133k-1 through 22a-133k-3 will apply to the Site and the subject remediation areas.

The RSRs require soil remediation at the Site to meet the direct exposure criteria (DEC) and the pollutant mobility criteria (PMC) for GB-classified groundwater areas. To the extent that grant funding allows, the remedial objective for the Site will be to remove the two USTs located in the Southern UST Area, to remove associated contaminated soil to the extent possible, and to remediate a limited area of PCB-impacted soil from beneath the floor slab within the boiler room.

Ultimately, however, the site soil and groundwater will meet the requirements of the applicable CT RSRs in accordance with the intended use of the property. Compliance with the RSRs for the entirety of the Site (including addressing the presence of impacted urban fill) will be achieved in the future through a public and private partnership between the City of Meriden and a developer.

Following completion of the primary and secondary goals of the project, and should funding remain, the cleanup of the boiler room interior and sub-slab PCB-impacted soils will be addressed in accordance with the Toxic Substances Control Act (TSCA) regulations, specifically 40 CFR Section 761.61.

c. Laws & Regulations Applicable to the Cleanup

Although the Site is not currently entered in a formal state cleanup program, the UST removal and soil remediation activities will be required to be conducted in accordance with the CT RSRs and the National Fire Protection Agency regulations for UST closure.

Should the funding allow, cleanup of the PCB-impacted soils beneath the boiler room floor will be addressed in accordance with 40 CFR §761.61.

In addition, all appropriate permits and notifications such as Call Before You Dig (CBYD) and soil disposal manifests) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

As discussed above, the primary remedial objectives include the removal of the two USTs, associated piping and petroleum-impacted soil that may be encountered without compromising the structural integrity of the adjacent smoke stack. Following the removal of the USTs and dependent upon if funding remains; a secondary objective will be to clean the free-phase petroleum product from the boiler room floor and to remediate a limited area of PCB-impacted soils beneath the boiler room floor.

Reasonable Alternatives for these remediation activities include the following:

- **Alternative #1:** No Action
- **Alternative #2:** Remove residual product from the USTs, clean and appropriately abandon the two USTs according to industry and state standards, collect necessary UST closure samples and prepare UST closure documentation and revised UST notification forms for submittal to CTDEEP. This alternative also includes cleaning the petroleum product from the boiler room floor, but managing the impacted soils beneath the slab in place.
- **Alternative #3:** Install the appropriate structural shoring to protect the integrity of the adjacent smoke stack during excavation activities, clean and remove the two USTs, excavate and dispose of associated petroleum impacted soil as encountered, collect necessary UST closure samples and prepare UST closure documentation and revised UST notification forms for submittal to CTDEEP. Following UST removal, and as funding allows, the free-phase petroleum product will be power washed from the boiler room floor, the wash water will be appropriately disposed, and PCB-impacted soils beneath the boiler room floor will be excavated, transported and disposed in accordance with 40 CFR 761.61.

b. Cost Estimate of Cleanup Alternatives

The effectiveness, implementability, and cost of each alternative was considered and is documented in the section below.

Effectiveness

- **Alternative #1:** By leaving the USTs and the potentially impacted soil surrounding the USTs, there would be no progress toward achieving the remedial objectives and ultimate redevelopment of the Site. Residual product currently remains within the USTs and potentially polluted soil exists in the area surrounding the USTs. Taking no action to remove the source and/or potential source of contamination would not improve the environmental quality of the Site or prepare the Site for future redevelopment.
- **Alternative #2:** By abandoning the USTs and associated piping in place, the potentially impacted soil surrounding the USTs would remain in place. Similarly, the area of PCB-impacted soils would remain in place beneath the boiler room slab floor. This alternative would not improve the environmental quality of the Site or prepare it for future redevelopment, which would not achieve either the primary or secondary objective of the project.
- **Alternative #3:** Removing the USTs and the associated piping, and excavation of visibly petroleum-impacted soil would achieve the primary project remedial objective. This option would be effective in removing sources of potential petroleum contamination from the USTs and prevent further contamination of the soil, therefore minimizing the risk of exposure to contaminated soil and potentially hazardous materials during future site redevelopment. Additionally, as funding allows, the cleanup of the gross free-phase petroleum product contamination from the floor of the boiler room and excavation of a limited area of PCB-impacted soils from beneath the boiler room floor would allow this portion of the building to be safely accessed and achieve the secondary project objective.

Implementability

- **Alternative #1:** No action would be easy to implement since no activity would occur at the Site.
- **Alternative #2:** This alternative is feasible; however it is not effective in achieving the goal of removing the USTs, associated piping and potentially impacted soils from around the UST systems or the secondary goal of cleaning the oil from the interior of the boiler room and removing the limited area of PCB-impacted soils from beneath the boiler room floor.

- **Alternative #3:** This alternative is feasible and effective. It requires that the USTs, associated piping and residual petroleum-impacted soil be appropriately removed while protecting the structural integrity of the adjacent smoke stack. A structural engineer will perform an analysis of the potential affect removal of USTs could have on the stability of the smoke stack. The analysis will be used to prepare a specification that defines protocols and procedures for shoring design that will protect the stack during UST removal. Removing the USTs, visibly impacted soil, cleanup of the Boiler Room interior and excavation of PCB-impacted soils from beneath the floor will require procurement of a qualified contractor, oversight of contractor activities, waste soil characterization, disposal fees, confirmatory soil sampling of the excavation area and coordination between the City, the LEP, the potential developer and the contractor.

Cost

- **Alternative #1:** The “No Action” remedial approach would result in no cost.
- **Alternative #2:** Costs involved with this alternative include selecting a contractor, cleaning and removing residual product from the two USTs, appropriately abandoning the two USTs according to industry and state standards, collection of necessary tank closure samples and the preparation and submittal of tank closure documentation and revised UST notification forms. Costs would also include the power washing of the boiler room floor to clean up the gross free-phase petroleum product, and appropriate disposal of the wash water.

The estimated cost would be on the order of \$126,000.

- **Alternative #3:** Costs involved with this alternative include selecting a UST removal contractor, installing the appropriate shoring and structural support necessary to maintain the integrity of the smoke stack, cleaning and removing residual product from the two USTs, removal of the two USTs and any associated impacted soil that may be encountered, collection of UST closure samples, the restoration of the excavation area and the preparation and submittal of UST closure documentation and revised UST notification forms to the CTDEEP. The cleanup of gross free-phase petroleum product from the boiler room floor and PCB-impacted soils beneath the boiler room floor will be addressed as funding allows. Costs involved with this would include the power washing of the boiler room floor to clean up the gross free-phase petroleum product, appropriate disposal of the wash water, as well as costs for saw-cutting an approximately 10-foot by 10-foot area of the concrete floor, excavation and disposal of a limited area of PCB-impacted soils, collection of appropriate confirmation samples and the preparation of a remediation summary report.

The estimated cost for this alternative would be on the order of \$240,000.

Table 1 provides a matrix to evaluate effectiveness, implementability, and estimated costs in a side-by-side comparison.

Table 1: Summary of Evaluation Criteria

Alternative		Effectiveness	Implementability	Estimated Costs
1	No Action	Not Effective	Implementable	\$0
2	UST Abandonment (No structural support for the adjacent stack or soil removal), power washing boiler room floor, managing PCB-impacted soils in place.	Not Effective	Implementable	\$126,000
3	UST Removal & Soil Remediation (Including structural support for the adjacent stack), Cleanup of boiler room floor & PCB-soil remediation from beneath boiler room slab floor (as funding allows)	Effective	Implementable	\$240,000

c. Recommended Cleanup Alternative

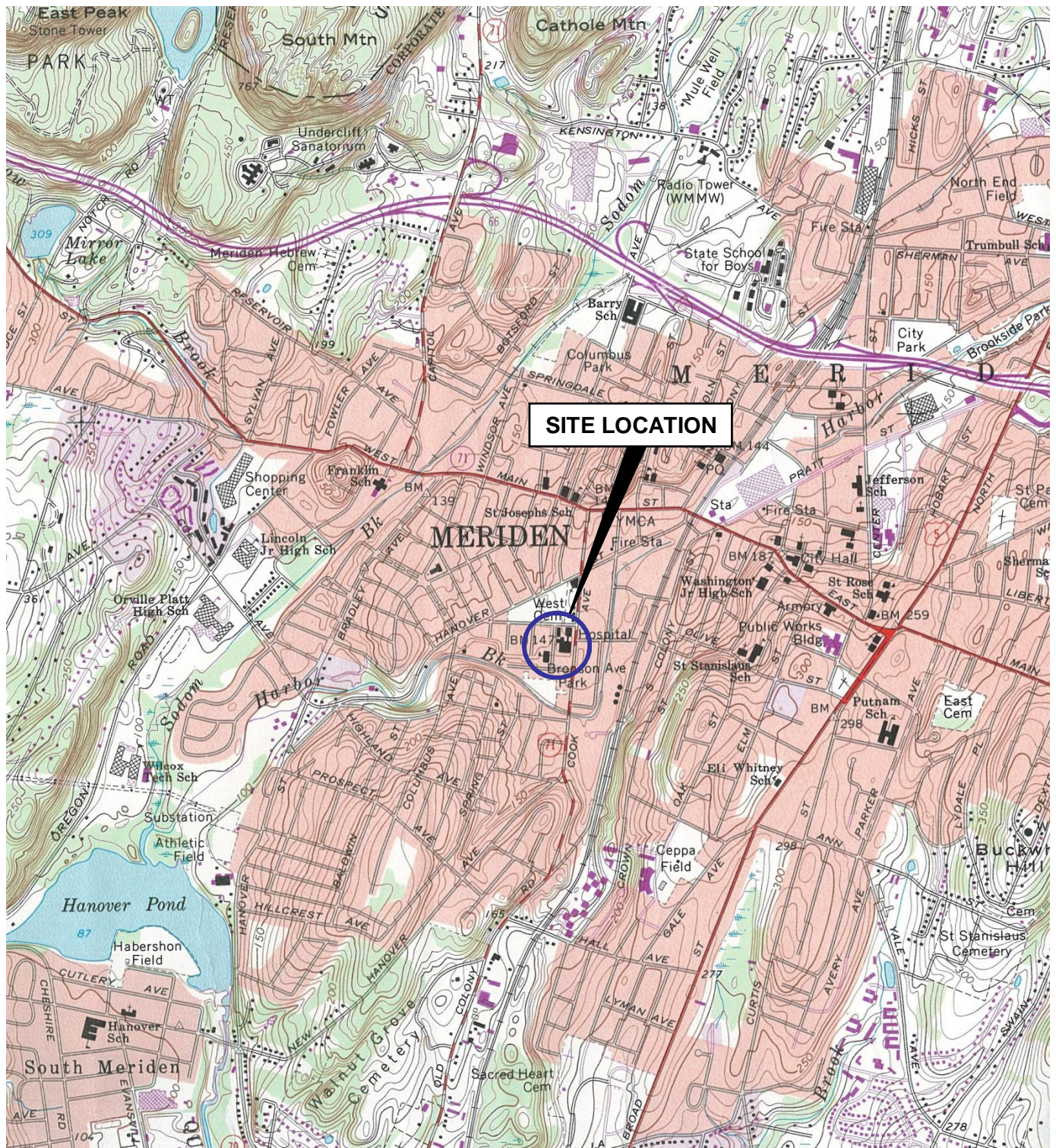
The recommended cleanup alternative is Alternative #3: Remove USTs, excavate associated petroleum-impacted soil which may be encountered, clean up the gross free-phase petroleum product from the boiler room floor and excavate a limited area of PCB-impacted soil from beneath the boiler room slab (as funding allows).

The option of No Action (Alternative #1) cannot be taken since it does not address the site risks. Although the option of abandoning the USTs in place (Alternative #2) could be feasible, it would not be effective in achieving the primary project objective, and would leave potential source material in place, which could ultimately affect the environmental quality of the Site.

Green and Sustainable Remediation Measures for Selected Alternative

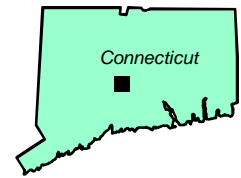
To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The City will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with

advanced emissions controls operated on ultra-low sulfur diesel. The excavation work would be conducted during the dry-weather months (summer) in order to minimize groundwater infiltration into the excavation area, in turn reducing dewatering needs and the amount of dewatering liquids requiring disposal/treatment. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas. In addition, the City plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the RFPs for the cleanup contract.

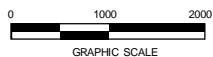


MAP REFERENCE:

THIS MAP WAS PREPARED FROM THE FOLLOWING
7.5 MINUTE SERIES TOPOGRAPHIC MAP:
MERIDEN, CONN. 1967 PHOTOREVISED 1992



Quadrangle Location



SCALE: 1"=2000'



FUSS & O'NEILL

146 HARTFORD RD

MANCHESTER, CT 06004

www.FandO.com

860.646.2469

SITE LOCATION MAP

FORMER MERIDEN-WALLINGFORD HOSPITAL
1 KING PLACE

MERIDEN

CONNECTICUT

PROJ. No: 20120232_C40
DATE: NOVEMBER 2016

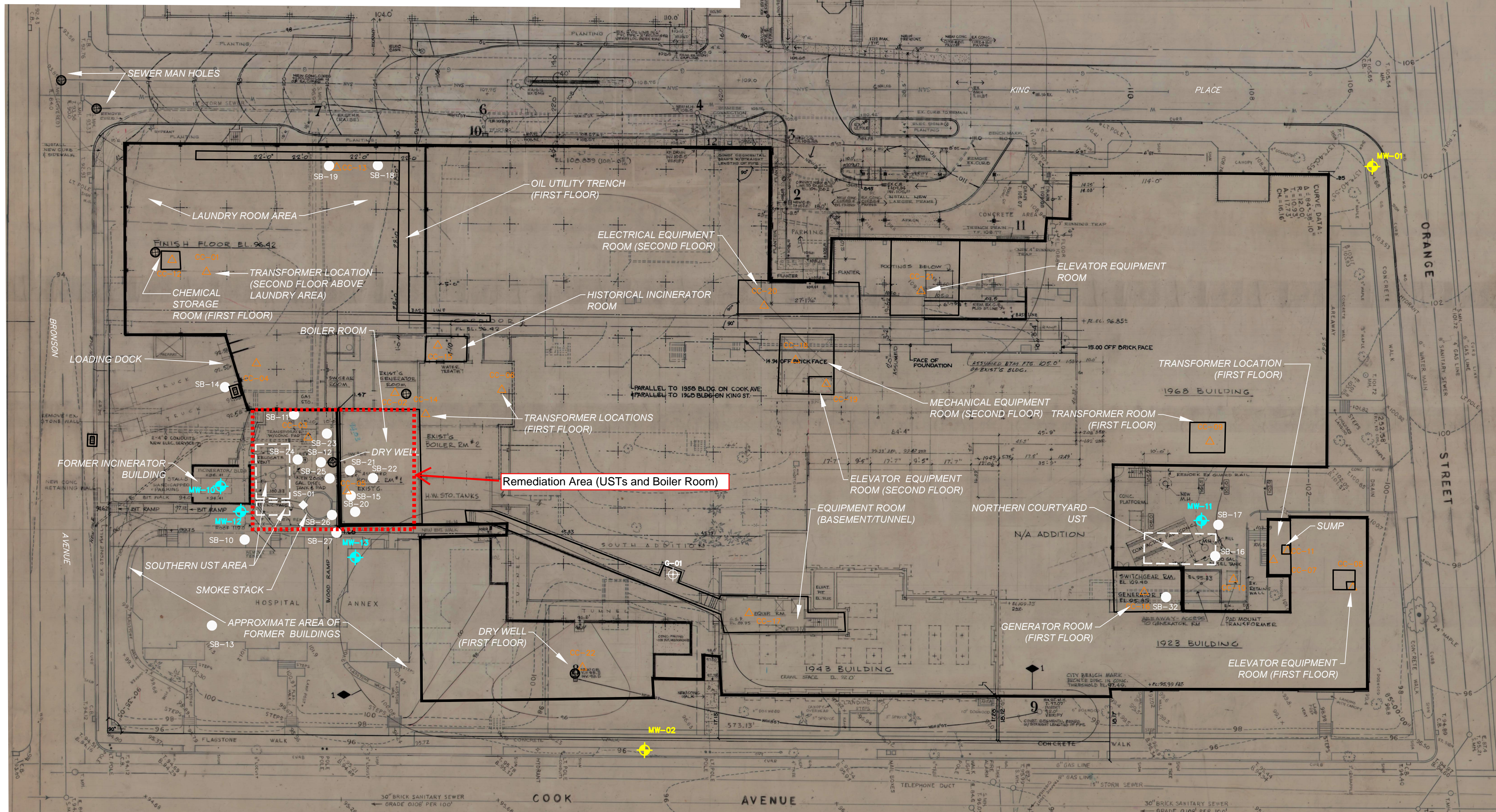
FIGURE 1

LAYOUT LEGEND

MW-10	MONITORING WELL LOCATION
MW-02	EXISTING MONITORING WELL LOCATION
SB-01	SOIL BORING SAMPLE LOCATION
CC-15	CONCRETE CHIP SAMPLE LOCATION
SS-01	SOIL GRAB SAMPLE LOCATION (FROM SMOKE STACK CLEAN OUT)
C-01	WATER GRAB SAMPLE LOCATION (FROM STANDING WATER IN TUNNEL)
	DRY WELL / INTERIOR DRAIN
	CATCH BASIN

GENERAL NOTES

1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION.
2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
3. BASE PLAN: THE BUILDING FEATURES WERE OBTAINED FROM A FRID, FERGUSON, MAHAFFEY & PERRY ARCHITECTS PLAN DATED 1-7-1982. INTERIOR AND EXTERIOR FEATURES ARE APPROXIMATE AS NO CURRENT SITE PLAN COULD BE FOUND.
4. MONITORING WELL MEASURING POINT ELEVATIONS ARE BASED NGVD 29.
5. BORING LOCATIONS AND MEASURING POINT ELEVATIONS WERE OBTAINED FROM FUSS & O'NEILL PERSONNEL DURING MARCH 2016 - MAY 2016.



1.	No.	DATE	DESCRIPTION	XX/XX	XX
				DESIGNER	REVIEWER

SCALE:	HORZ.: 1" = 30'
	VERT.: 1" = 30'
DATUM:	HORZ.: NAD 87
	VERT.: NGVD 29
	0 15 30
	GRAPHIC SCALE

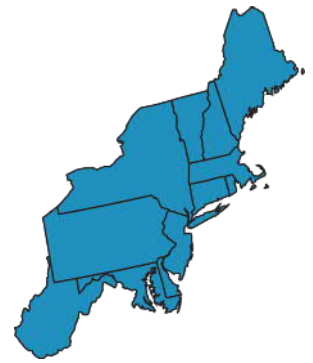


MERIDEN

CITY OF MERIDEN
SITE PLAN - MAIN BUILDING & SAMPLING LOCATIONS
FORMER MERIDEN HOSPITAL
1 KING PLACE
CONNECTICUT

PROJ. No.: 20120232.C40
DATE: JUNE 2016

FIGURE 2



Regional Climate Trends and Scenarios: The Northeast U.S.

This document provides a brief overview of the observed changes in the climate of the Northeast¹ United States as well as possible future climate conditions as simulated by climate models, based on two scenarios of future greenhouse gas emissions. It summarizes the much more detailed findings presented in one of nine regional and national climate descriptions created by the National Oceanic and Atmospheric Administration (NOAA) in support of the National Climate Assessment (NCA). The full Regional Climate Trends and Scenarios report is available at <http://scenarios.globalchange.gov/regions/northeast>, and should be cited as:

Kunkel, K.E., L.E. Stevens, S.E. Stevens, L. Sun, E. Janssen, D. Wuebbles, J. Rennells, A. DeGaetano, and J.G. Dobson, 2013: Regional Climate Trends and Scenarios for the U.S. National Climate Assessment. Part 1. Climate of the Northeast U.S., NOAA Technical Report NESDIS 142-1, 79 pp.

Observed Regional Climate Trends

This section summarizes the observed climate trends of the Northeast U.S., primarily focusing on temperature and precipitation, as well as additional climate features, including heat waves, extreme precipitation, and sea level rise. These historical data are primarily from the National Weather Service's Cooperative Observer Network (COOP), which has been in operation since 1895.

Temperature

- Temperatures across the Northeast have generally remained above the 1901-1960 average over the last 30 years. Warming has been more pronounced during the winter and spring seasons. Trends are upward and statistically significant (at the 95% confidence level) for each season, as well as for the year as a whole.
- Since the mid-1980s there has been a general increase in freeze-free season length for the region. The last occurrence of 32°F in the spring has been happening earlier and the first occurrence of 32°F in the fall has been happening later.

Precipitation

- Average annual precipitation shows a clear shift towards greater amounts and more variability since 1970 (see figure). Precipitation totals in the Northeast are increasing and trends are statistically significant for fall season and for the year as a whole. However, there is no overall trend for summer.

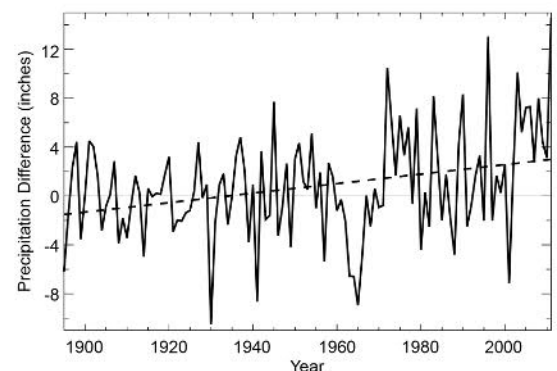
Extremes

- The number of cold waves in the Northeast was high early in the 20th century. However, since 1985, the frequency of cold spells has been below the long-term average. There is no overall trend in heat waves, although there have been a moderately high number of hot spells in recent years.
- There has been substantial decade-to-decade variability in the number of extreme precipitation events since about 1935. However, since 1996 the number of extreme events has been high.

Additional Climate Features

- Overall warming is further evidenced by later dates when ice coverage closes northeastern lakes to navigation, as well as by increases in lake surface water temperature and decreases in average snow depth.
- The rise in sea level along the Northeast coast has accelerated during the 20th century, rising by 1.2 inches per decade on average.

Difference in Mean Annual Precipitation
for the Northeast U.S.
(Deviations from the 1901-1960 Average)



¹ Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania, Delaware, Maryland, West Virginia, and Washington D.C.



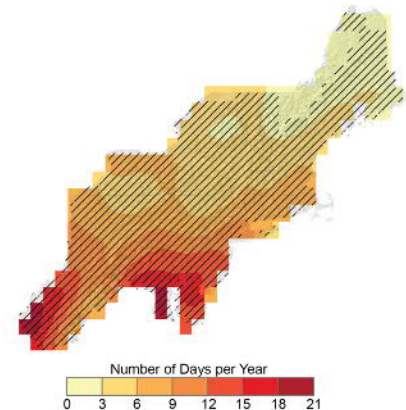
Future Regional Climate Scenarios

This section describes simulated future climate conditions based on climate models using two emissions scenarios generated by the Intergovernmental Panel on Climate Change: the high (A2) scenario, in which emissions of heat-trapping gases continue to rise, and the low (B1) scenario, where emissions peak in the mid-21st century and decline substantially thereafter. These scenarios were chosen because they incorporate much of the range of potential future human impacts on the climate system, and are used in a large body of literature. These simulations use data from the WCRP's Coupled Model Intercomparison Project 3 (CMIP3), as well as from statistically- and dynamically-downscaled data sets, including North American Regional Climate Change Assessment Program (NARCCAP) data (for A2, mid-century only).

Temperature

- CMIP3 models simulate a statistically-significant increase in annual mean temperature (for all future time periods and both emissions scenarios), with little spatial variation across the Northeast region.
- There is uncertainty within the range of model-simulated temperature changes, but for each model simulation, the warming is unequivocal and large compared to historical temperature variations.
- NARCCAP simulations indicate increases in the number of hot days (maximum temperature of more than 95°F) throughout the region (see figure), with the largest increases in southern and western areas.
- The number of days below freezing is simulated to decrease by 20 to 23 days across most of the region by the NARCCAP models.
- The freeze-free season is simulated by the NARCCAP models to lengthen across the region by mid-century, with increases in most areas of 3 to 4 weeks. Cooling degree days are simulated to increase throughout the region, with the largest increases occurring in southernmost areas. Heating degree days are simulated to decrease throughout the Northeast.

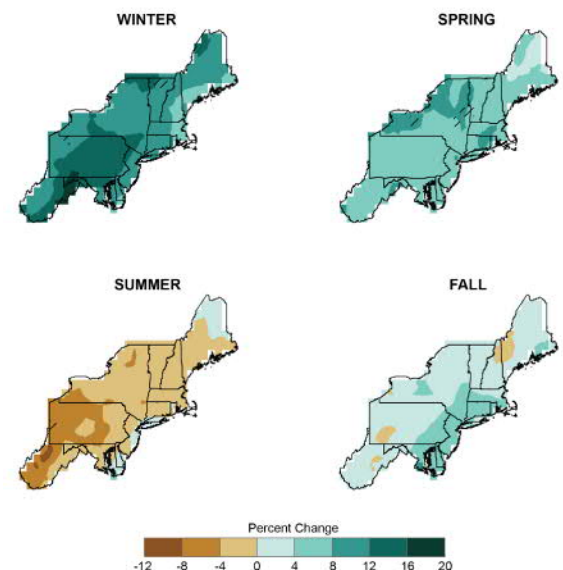
Simulated Change in the Annual Mean Number of Days Above 95°F
(A2 Scenario, 2041-2070 minus 1980-2000)



Precipitation

- CMIP3 models are mostly in agreement that annual mean precipitation will increase across the region under both emissions scenarios. Seasonal changes simulated by NARCCAP indicate an increase in precipitation for winter, spring, and fall, but a decrease for summer (see figure).
- The range of model-simulated precipitation changes is considerably larger than the multi-model mean change for both the high and low emissions scenarios, meaning that there is great uncertainty associated with precipitation changes in these scenarios.
- NARCCAP simulations indicate an increase in the number of wet days (precipitation exceeding 1 inch) throughout the Northeast, with the greatest increases occurring in parts of New York. These simulated increases are statistically significant in the most northern areas.
- The NARCCAP simulated change in the number of consecutive dry days (precipitation of less than 0.1 inches) is not statistically significant in any part of the region, with little change simulated over the majority of the region, and slight decreases indicated for southern areas.

Simulated Change in Seasonal Mean Precipitation
(A2 Scenario, 2041-2070 minus 1980-2000)



46° 01' 00.00" N

41° 31' 52.50"

72° 48' 45.00"

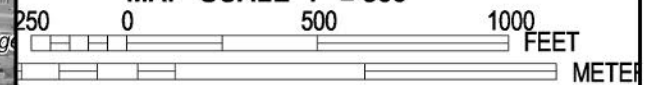
Harbor Brook

985000 FT

JOINS PANEL 0168



MAP SCALE 1" = 500'



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

**Order of Magnitude Opinion of Probable Cost
Former Meriden Hospital
Meriden, Connecticut**

Subsurface Environmental Remediation

Item No.	Description	Estimated Cost
This cost estimate does not include costs for actions and remedial efforts necessary for complying with Direct Exposure Criteria (DEC) for polluted fill as identified within the Connecticut Remediation Standard Regulations (RSRs). Additionally, this estimate does not include costs for remediating PCB-impacts to various areas of the concrete floor within the Site building.		
CONSTRUCTION SERVICES		
Assumes all work will be conducted in one mobilization.		
1	Contractor Mobilization/Demobilization	\$35,000
	Includes Erosion/sediment control & decontamination pad	
2	Underground Storage Tanks	\$65,000
	Includes decon, removal & disposal of USTs and excavation & disposal of associated petroleum impacted soil (assumes non-hazardous) Assumes shoring & structural stabilization is required to maintain integrity of nearby stack & retaining wall - costs for this included in project contingency.	
3	Boiler Room Cleanup & TSCA Soil Excavation	\$35,000
	Includes powerwashing oil from boiler room floor and disposal of washwater, sawcutting & slab removal over a 10x10 foot TSCA impacted area. Excavation and disposal of TSCA PCB impacted soil (assuming a 3-foot excavation; 11 cy) will also be required in this area.	
CONSTRUCTION SERVICES SUBTOTAL:		\$135,000
LEP & ENGINEERING SERVICES		
1	Pre-Construction Deliverables	\$23,000
	RAP, Bid Specs, HASP, Project Set up, TSCA PCB Workplan	
2	UST Field Oversight, confirmation sampling & lab analysis	\$18,000
3	Boiler Room Cleanup Oversight & TSCA Confirmation Sampling	\$5,000
4	Remediation Summary Report & Final Documentation	\$10,000
5	Project Management	\$1,800
LEP & ENGINEERING SERVICES SUBTOTAL:		\$57,800
Project Subtotal		\$192,800
Contingency Allowance (20%)		\$39,000
PROJECT TOTAL (Rounded):		\$240,000
<i>This is an order of magnitude cost estimate that is expected to be within -30 to +50 percent of the actual project cost. Fuss & O'Neill has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions. Fuss & O'Neill's opinion of probable Total Project Costs and Construction Cost are made on the basis of Fuss & O'Neill's experience and qualifications and represent Fuss & O'Neill's best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but Fuss & O'Neill cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Fuss & O'Neill. If prior to the bidding or negotiating Phase the Owner wishes greater assurance as to Total Project or Construction Costs, the Owner shall employ an independent cost estimator.</i>		
Date: October 19, 2016		Prepared By: SKW
		Checked By: DRJ & DFH

Order of Magnitude Opinion of Probable Cost
Former Meriden Hospital
Meriden, Connecticut

Subsurface Environmental Remediation

Notes & Assumptions:

1. This is an estimate for subsurface environmental remediation for the removal of two USTs and identified release areas associated with past Site operations. It does not include costs for removal and disposal of existing equipment, building demolition, stack demolition, or removal/renovation of existing infrastructure including drainage, pavement, or utilities, or other site activities. Assessment of the environmental quality of the building concrete floor slab relative to the presence of PCBs was evaluated to an extent to determine if a release of PCBs from identified RECs such as transformers, elevator equipment, and mechanical equipment had occurred. Comprehensive evaluation of the floor slab to determine the full extent of PCB impacts has not been performed.
2. Assumes full time oversight of UST removal, petroleum impacted soil excavation, cleaning of the boiler room, and excavation of PCB impacted soil beneath the boiler room slab (11 days) plus sampling costs for closure samples from excavation areas.
3. Costs for cleaning and removal of USTs assumes a total storage capacity of 17,000 gallons (one 15,000 gallon and one 2,000 gallon USTs) and assumes 1/3 of the storage capacity contains liquid (17,000 gallons x 1/3 = 5,100 gallons).
4. Assumes smoke stack will be demolished prior to removal of USTs and shoring/bracing of the building and adjacent retaining walls *will not be* required to remove the USTs.
5. Assumes residual contaminated soil exists below the footprint of the USTs located south of the boiler room. The USTs are within 10 feet of a drywell where a petroleum release has been identified. Assumes removal and disposal of petroleum-contaminated soil over an approximate 30 x 30 area south of the boiler room for the drywell and USTs (assuming 600 Tons). Also assumes imported clean backfill to fill excavation area (600 CY).
6. Assumes boiler room will remain. This estimate contemplates cleaning of oil spilled on the floor slab from the leaking/missing pipes and cleaning up the isolated area of PCB contamination that has been identified below the floor slab. Assumes excavation of a 10 ft x 10 ft x 3 foot volume of PCB-impacted soil at SB-15. 300 CF = 11 CY Say 18 Ton
7. Coordination with regulatory agencies and preparation of cleanup plans for PCB impacts to soil and concrete floor will be required.
8. The extent of PCB impacts to the floor of the facility have not been completely characterized or delineated. Additional sampling should be performed in a coordinated fashion with a building demolition/reuse plan.

Jumble

BLE THAT SCRAMBLED WORD GAME
by David L. Hoyt and Jeff Knurek

four Jumbles, oh square, nary words.

Now, remember to take your meds on time and make sure you get to the therapist regularly.

You've been so good to us.

What will we do without you?

THE ATTENDANT WAS WELL-LIKED AND EFFICIENT. THEY LOVED HIS.

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

(Answers tomorrow)

bles: MIMIC MONEY MANAGE WEASEL
wer: When they taught their puppies how to dog paddle, things went — SWIMMINGLY

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Public / Legal Notices

Public / Legal Notices

Public / Legal Notices

Public / Legal Notices

ORDER OF NOTICE

STATE OF CONNECTICUT

Return Date: December 27, 2016

Crown Village Condominium Association, Inc.

Superior Court
Judicial District of New Haven
at Meriden

v.

The Widower, Heirs, Representatives and Creditors
of the Estate of Angela Vajda, et al.

November 21, 2016

NOTICE TO: The Widower, Heirs, Representatives and Creditors of Angela Vajda, formerly residing at 147 Crown St, Meriden, CT, now deceased.

NOTICE TO: The Widow, Heirs, Representatives and Creditors of Andrew Vajda, formerly residing at 147 Crown Street, Meriden, CT, now deceased.

Upon the complaint of the plaintiff in the above-entitled action, praying for reasons therein set forth, for a foreclosure of a mortgage lien on the property known as

147 CROWN Street, a/k/a 525 Crown Street, Unit 147, Meriden CT

and possession of said premises, returnable to the above court on the fourth Tuesday of December, 2016, and upon a motion in said action for an order of notice, it appearing to and being found by the subscribing authority that the identities and residence of the defendants named above are unknown to the Plaintiff, and that notice of the institution of this action most likely to come to their attention is that hereinafter ordered: it is

ORDERED, that notice of the institution of this action be given to the said defendants by some proper officer or other person causing a true and attested copy of this order of notice to be published in the RECORD-JOURNAL, a newspaper of general circulation in the Meriden, CT area, once a week for two successive weeks, commencing on or before December 6, 2016, and that return of such notice be made to the above-named Court.

Chief Clerk - Superior Court
Judicial District of New Haven
at Meriden(Robert A. Axelrod)
56861WALLINGFORD
LEGAL NOTICE

The Wallingford Zoning Board of Appeals will hold the following public hearings at their meeting of Monday, December 19, 2016 at 7:00 p.m. in the Robert F. Parisi Council Chambers, Town Hall, 45 South Main Street.

1. #16-033-Special Exception Request from Educational Playcare to increase enrollment capacity from 184 to 219 at Child Day Care Center at 15 North Plains Industrial Road in an I-40 District.

2. #16-037-Variance request from Donath for side yard of +/-5 feet where +/-5 feet exists and 20 feet is required, and building coverage of +/-30.2% where +/-30% exists and 15% maximum is permitted to construct a garage addition at 43 Carr Street in an R-18 District.

3. #16-038-Variance request from Radziejewicz for side yard of 2.06 feet where 2.06 feet exists and 12 feet is required, and front yard of 7.9 feet where 9 feet exists and 40 feet is required to allow completion of enclosing existing front porch at 383 North Colony Street in a CA-12 District.

4. #16-039-Variance request from Reilly for front yard set back of 33.94 feet where 41.94 feet exists and 40 feet is required to build a deck creating access between front entry and driveway at 40 Woodland Drive in an R-18 District.

5. #16-040-Variance request from Grew to use first floor for residential where first floor commercial use is required at 50 South Main Street in a CA-6 District.

WALLINGFORD
LEGAL NOTICE-
ADDENDUM

In addition to those listed in the previous printed legal notice, the Wallingford Planning and Zoning Commission will also hold the following public hearing at their meeting of Monday, December 12, 2016 at 7:00 p.m., in the Robert F. Parisi Council Chambers, Town Hall, 45 South Main Street:

7. #901-16- Zoning Text Amendment initiated by the Wallingford Planning and Zoning Commission to modify and add to Section 4.5.D.3, in order to make modifications to parking requirements in the CA-6 (Commercial) District, including but not limited to the following: Reducing overall parking requirements; allowing interchanging of permitted uses within existing buildings without addressing added parking requirements; addressing non-conforming parking layouts; providing multiple options by Special Permit to further decrease the amount of parking that must be provided, including via shared parking provisions, fees in lieu of parking, provisions of parking as publicly available parking; and modified lot/garage design standards;

WALLINGFORD PLANNING AND ZONING COMMISSION
/s/ARMAND MENARD,
SECRETARY
DATED AT
WALLINGFORD
November 29, 2016
56807

Cheshire
LEGAL NOTICE
Blacks Road Self
Storage, LLC Auction
of Tenants Personal
Property

In accordance with the provisions of CT: Chapter 743, Section 42-159/168 Self Service Facilities Para 5 Sales & Use Tax 12-407 (A)(2)(P) of the Conn. Gen. Stat.

NOTICE IS HEREBY GIVEN to the person herein after named and to all whom it may concern. The contents of leased units are subject to our lien for non-payment of rent & other charges. You are denied access to that unit.

You can redeem such goods on or before December 21, 2016. The goods you have stored after this time will be sold at auction to the highest bidder. The sale will take place at 243 Blacks Road, Cheshire, CT 06410, (203) 250-1515, on Wed., December 21, 2016@10:00AM. The facility/ auctioneer reserves the right to cancel sale at any time for any reason.

The name of the Lessee(s), unit number and charges due:

NAME UNIT BALANCE DUE

C. Reed Davis Unit#C037 \$417.38

Jeffrey Krysfolski Unit#D047 \$350.39

Yong Nan Lin Unit#D027 \$736.43

PAY AS SOON AS POSSIBLE - CHARGES CONTINUE TO ACCUMULATE

Krista Ostuno Blacks Road Self Storage, LLC 243 Blacks Road, Cheshire, CT 06410 56956

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City of Meriden
Notice of Public Meeting and Solicitation of Public Comments on a Brownfield Cleanup Grant Application to the U.S. Environmental Protection Agency

The public is invited to review/comment on an application and supporting materials for the U.S. Environmental Protection Agency's (EPA) FY17 Brownfields Cleanup Grants on Tuesday, December 13, 2016 at 5 PM in the Planning Conference Room, Room 131, Meriden City Hall, 142 East Main Street, Meriden, CT. The grant is a \$200,000 cleanup grant for 1 King's Place, Meriden CT 06451. The City will discuss and solicit comments on the draft application and draft Analysis of Alternatives (AAA) at the meeting, by phone, and email until December 19, 2016. A link to the documents may be found on the following website: <http://www.meridenbiz.com/brownfields/>. They may also be reviewed on weekdays at the City Manager's Office (Room 218), City Hall, 142 East Main Street, from 9AM-5PM and at the reference room of Meriden's Public Library, 105 Miller Street, daily during regular library hours. Written comments are also invited. Please contact Juliet Burdelski (203) 630-4152; jburdelski@meridenct.gov with questions or to provide written comments.

57038

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s, X for the two O's, etc. Single letters,
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ach day the code letters are different.

CRYPTOQUOTE

A, HMYWLKN JWSJNW,
HMAFXED MRSKF FS
W FZWX YWJKFMFXSE
HXMN AFMEOXED,
IME RYXED MRSKF M

-AKAME R. MEZFSEU
Cryptoquote: PUT BLINDERS ON
HINGS THAT CONSPIRE TO HOLD
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-MERYL STREEP

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Wright is
Bill Lloyd
finojosa
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Judd
r-director
Actress

Colleen Haskell is 40. Actress
Lindsay Price is 40. Actress
Ashley Madekwe is 35. Ac-
tress Nora Kirkpatrick is 32.

Thought for today

"Do not wait to strike till the
iron is hot; but make it hot by
striking."

— William Butler Yeats, Irish
Nobel Prize-winning poet
(1865-1939).

BARGAIN TUES. & WED. 55.00 ALL DAY
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ALLIED (R) 1:00 4:00 7:00 9:45

BAD SANTA (R) 12:30 2:45 5:00 7:15 9:45
MOANA (PG) 12:30 1:15 3:15 4:00 6:30

1:15 3:00
RULES DON'T APPLY (PG-13) 1:10 4:10 7:10

4:45
FANTASTIC BEASTS (PG-13) 12:30 1:15 3:30
4:15 6:30 7:15 9:30 10:00

DOCTOR STRANGE (PG-13) 1:15 4:15 7:15 9:45
HACKSAW RIDGE (R) 1:15 4:15 6:45 9:30

* Premier Theater with Recliner Seating
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traditional stadium theater seats

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EDGE OF SEVENTEEN (R) 1:20 4:20 7:20 9:45

TROLLS (PG) 12:30 2:45 5:00 7:15 9:30
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20 1045

0 800

310 1050

FIND THEM (PG-13)

FIND THEM (R)

3545 610 1035

(R) 800PM

PA 3:55 1100

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On December 13, 2016 the City of Meriden held a public meeting on a Brownfield Cleanup Grant application to the US Department of Energy.

The meeting was opened at 5 PM. In attendance were Juliet Burdelski, Director of Economic Development, and Robert Seale, Director of Development and Enforcement.

No members of the public were in attendance.

The public meeting was closed at 5:05 PM.

A copy of the attendance sheet is attached.

Signed,



Juliet Burdelski

Director of Economic Development

Dated December 21, 2016



City of Meriden, Office of Economic Development
142 East Main Street, Room 217
Meriden, CT 06450

PHONE (203) 630-4151 FAX (203) 630-4274

EPA Brownfields

[illegible]

The meeting was opened at 5pm.
No members of the public were
in attendance.

The meeting was closed at 5:05 pm

Ahes +

Attest:

12/13/2014

Juliet Burdick 12/13/2014

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Meriden, Connecticut

* b. Employer/Taxpayer Identification Number (EIN/TIN):

066001893

* c. Organizational DUNS:

6021590220000

d. Address:

* Street1: 142 East Main Street

Street2:

* City: Meriden

County/Parish:

New Haven

* State:

CT: Connecticut

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 06450-0000

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Juliet

Middle Name:

* Last Name:

Burdelski

Suffix:

Title: Director, Economic and Community Development

Organizational Affiliation:

* Telephone Number: 203-630-4151

Fax Number: 203-630-4274

* Email: jburdelski@meridenct.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-09

* Title:

FY17 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Meriden, CT FY2017 Brownfields Cleanup Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="40,000.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: